

FORTUNA REAL LAND USE PLAN AMENDMENT

Small Scale Land Use Plan Amendment Application

Located within the City of Weston, FL

Submitted to Broward County Planning Council December 1, 2025

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1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government’s action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

To be provided by the City of Weston.
Mr. James Hickey, AICP, Planning Director
c/o Calvin Giordano and Associates
1800 Eller Drive – Suite 600
Fort Lauderdale, FL 33316
954-766-2786/jhickey@cgasolutions.com

- B. Date local governing body held transmittal public hearing.**

Tentatively scheduled for January 20, 2026.

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.**

Not applicable.

- D. Whether the amendment is one of the following:**

- *Development of Regional Impact
- *Small scale development activity (Per Chapter 163.3187 Florida Statutes)
- *Emergency (Please describe on separate page)

The amendment is a Small-Scale Land Use Plan Amendment under the criteria established under Florida Statutes.

2. APPLICANT INFORMATION

- A. Name, title, address, telephone and facsimile number and email of the applicant:**

Name/Title: H&M Development-Applicant
Address: 20200 West Dixie Highway, Suite 1206, Aventura FL 33180
Phone: 305-682-1311
Email: daniel@hmdevelopment.net

- B. Name, title, address, telephone and facsimile number and email of the agent:**

Name/Title: Tara-Lynn Patton, AICP-Planning and Entitlements-Agent
Address: 10805 Gleneagles Road Boynton Beach, FL 33436

Phone: 561-337-0878
Email: pattontnt@earthlink.net

C. Name, title, address and telephone and facsimile number and email of the property owner:

Name/Title: Mordechai Boaziz, Managing Member on behalf of CG Golf Venture, LLC
Address: 2800 Biscayne Boulevard, Suite 500, Miami, FL 33137
Phone: 954-389-2100
Email: boa212mordechai@maverick.com

D. Applicant’s rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs).

The Applicant requests a Small Scale Land Use Plan Amendment (LUPA) to the City of Weston Comprehensive Plan Map and the Broward County Future Land Use Plan based upon the following evidence and rationale:

This request is to amend the land use of two (2) parcels of land (hereinafter referred to as the “Subject Properties”) consisting of a total of 13.36 (gross) acres located within the City of Weston (hereinafter referred to as the “City”), in Broward County (hereinafter referred to as the “County”). The parcels of land are generally located at the northeast and southeast intersection Blatt and Bonaventure Boulevards within the area formerly located within Unincorporated Broward County and known as the Bonaventure area of the City. A location map is provided as **Map A-Location Map**.

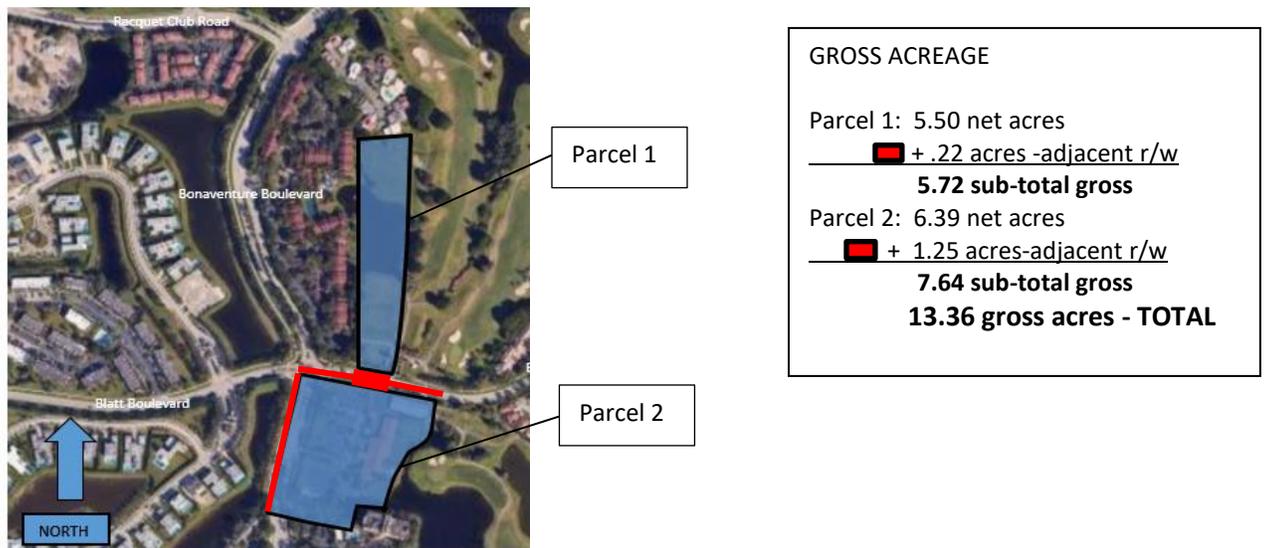
The area calculation for Subject Properties is based upon two (2) parcels of land, shown in **Map A-Location Map** as Parcels 1 & 2. Parcel 1 is a total of 5.50 net acres. Parcel 2 is a total of 6.39 net acres. Adjacent right-of-way totaling 1.47 acres (Parcel 1 contains .22 acres of adjacent right-of-way and Parcel 2 contains 1.25 acres of adjacent right-of-way) has been calculated for Parcels 1 and 2 and have been added to the net acreage for a total of 13.36 gross acres (Parcel 1 containing 5.72 gross acres and Parcel 2 containing 7.64 gross acres). Please refer to **Map B-Gross Acreage** which depicts the location of the adjacent right-of-way acreage utilized for this LUPA.

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Map A – Location Map



Map B – Gross Acreage Map



The Subject Properties are parcels within the Bonaventure Golf Club which was developed and opened in 1970 as part of a resort and golf community, known as Bonaventure. Parcel 1 was

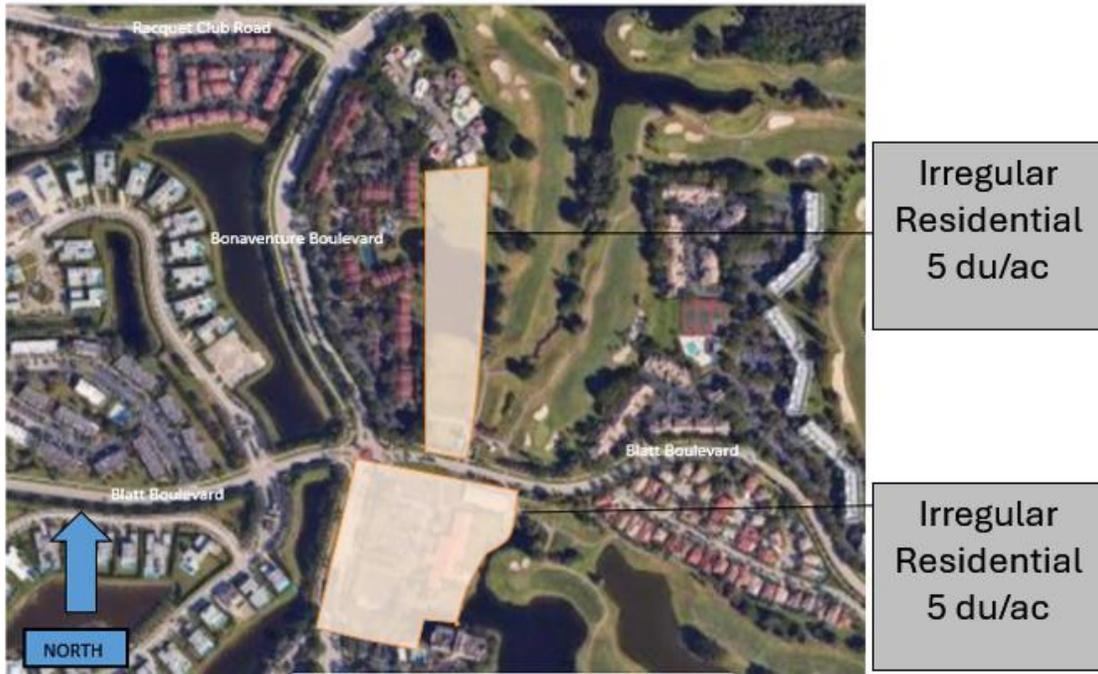
developed as a driving range and Parcel 2 was developed to contain the main Clubhouse consisting of 26,690 SF, for the Bonaventure Golf Club, golf maintenance structure, consisting of 10,000 SF, and associated parking, consisting of 224 parking spaces. Aside from some renovation over the years, both site elements have remained in place since its original construction. Over time, the area around the golf course became developed with a variety of multi-family housing, including one-story and mid to high rise density. Slowly, competition from other golf courses offering more amenities and newer housing opportunities replaced Bonaventure as a popular golfing destination. It is the overall goal to update and bring back life to an area that is need of revitalization, redevelopment and newer housing inventory with the goal of improving the aesthetics and appearance of the area by constructing newer buildings and updating landscaping in order to match the balance of the City.

The Subject Properties and surrounding lands were originally developed based upon a land use designation of Irregular Residential (5) dwelling units (du) per acre (ac). However, like in many areas of Broward County the overall density of Bonaventure is 5 du/acre. This is an overall average with many parcels of land developed with greater densities than 5 du/ac per acre, yet the overall density of the area is maintained at no more than 5 du/acre. Shortly after the incorporation of Weston, as its own municipality in 1995, the City annexed the Bonaventure area. Hence, the Subject Properties became a part of the City in 1996. The existing future land use designation, for the Subject Properties, is Irregular Residential (5) as designated within the City of Weston Comprehensive Plan and the Broward County Land Use Plan. The existing zoning designation(s) for Parcel 1 is Golf Course (GC) and Mid Rise Multi Family (MF3) for Parcel 2 as shown on the City's Zoning Map.

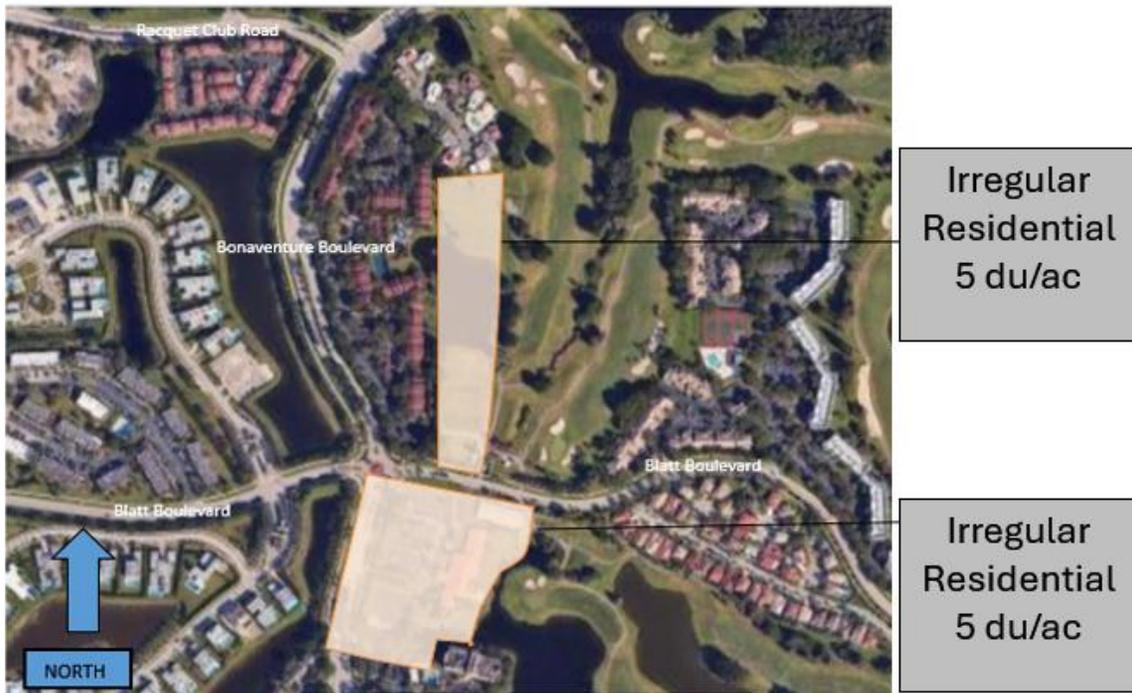
Based upon the existing and established use, Parcel 1 is a driving range and Parcel 2 is a parcel consisting of a 26,690 Square Foot (SF) Clubhouse, a 10,000 SF golf maintenance structure and 224 parking space parking lot. Based upon the current development plan for the Subject Properties, this application requests to amend 13.36 gross acres from Irregular Residential (5) on the City of Weston Future Land Use Map and Broward County Future Land Use Map to Irregular Residential Dashed Line 28.44 to be shown within the City of Weston's Comprehensive Plan and the Broward County Land Use Plan. This is the incorporation of 198, 55+ residential units, on Parcel 1 and 182, 55+ residential units, on Parcel 2 for a total of 380 residential units (380 units/13.36 gross ac = 28.44 du/ac).

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Map C – City of Weston – Existing Land Use Designation



Map D – Broward County-Existing Land Use Designation



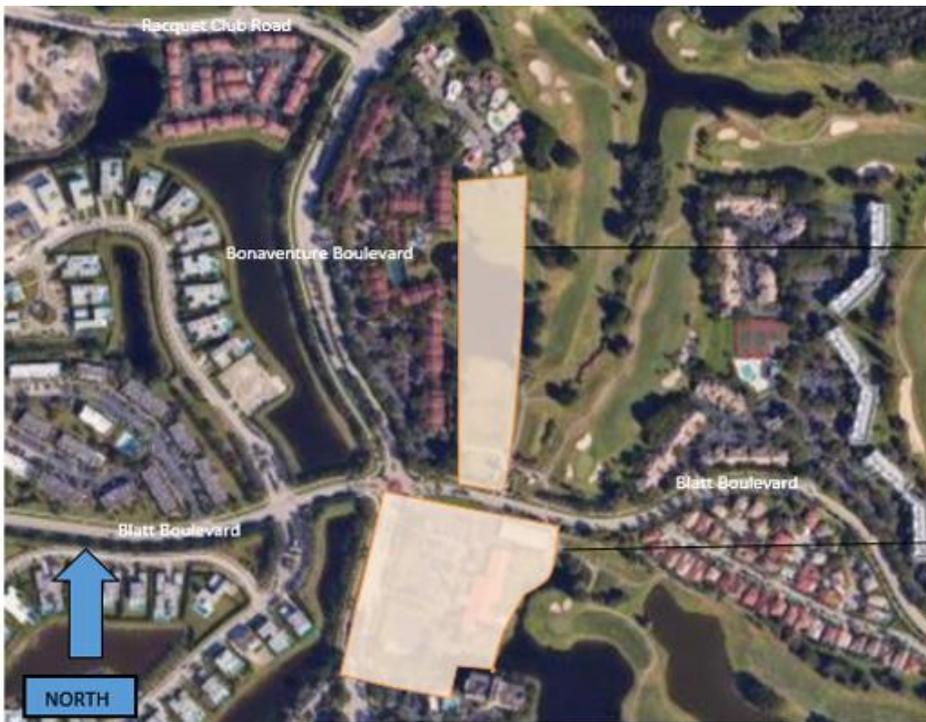
Map E – City of Weston-Proposed Future Land Use Designation



Irregular
Residential
Dashed Line
28.44 du/ac

Irregular
Residential
Dashed Line
28.44 du/ac

Map F – Broward County-Proposed Future Land Use Designation



Irregular
Residential
Dashed Line
28.44 du/ac

Irregular
Residential
Dashed Line
28.44 du/ac

A map depicting the City’s existing land use designation is labeled as **Map C-City of Weston-Existing Land Use Designation** and the map depicting the County’s existing land use designation is labeled as **Map D-Broward County-Existing Land Use Designation**. A map depicting the City’s proposed future land use designation is shown as **Map E-City of Weston-Proposed Future Land Use Designation** and the map of the County’s proposed future land use designation is depicted as **Map F-Broward County-Proposed Future Land Use Designation**.

Today, the Subject Properties are vested for a total of 67 residential units (Parcel 1: 29 units and Parcel 2: 38 units). Under the proposed LUPA application this is an addition of 313 residential units; however, all of the proposed 380 residential units will be utilized for independent living for those 55+ or older. The Subject Properties will continue to have a specified limitation on the number of units permitted. The Irregular Residential Dashed Line (28.44 du/ac) designation will limit the underlying land use to a specific number of units to no more than 380 total residential units of which 198 residential units will occur on Parcel 1 and 182 units will occur on Parcel 2.

Aside from the adjacent golf course, with a land use designation of Commercial Recreation, the land use designation within the majority of the Bonaventure area consists of the same Irregular Residential (5) land use designation, but there are many parcels around the Subject Properties that have been developed with higher density consisting of multi-family residential or multi-family time share units that cater to seasonal residents. However, within recent years, some newer residential housing opportunities have been offered which has attracted more year-round residents to this area of the City. The proposed LUPA is designed to provide compatibility, consistency and a proper transition of land uses adjacent to the existing developments; and will create the opportunity to have housing that caters to those 55 years of age or older in order to serve the aging population of the City. The proposed LUPA allows for the continuation of the residential land use designation which yields substantial tax revenue for the City.

With the improvements intended for the Subject Properties, this will be an attractive and updated location for residents to utilize. Unique to the City is that many the uses that have been established in the City truly provide a place where residents can live, work and play in the same area. Additionally, the City has been successful by offering high levels of service and the provision of housing options to encourage residents to age in place or to relocate within the City. This has created a community that has consistent home ownership, high property values, low crime rates and highly rated schools. The City is a place that is very desirable for people of all age groups and contains the following goals, objectives and policies that support the requested land use plan amendment which strives to uphold the City’s standard of excellence:

Goal 1:1

Provide residential areas with a variety of housing types and densities offering convenient and affordable housing opportunities to all segments of Weston’s population while maintaining a desired quality of life and adequate public services and facilities.

Objective 1:1

The City shall maintain a pattern of overall low density residential use with limited medium and high density residential uses in selected areas to preserve the low intensity character of the residential neighborhood. Proposed amendments to the Future Land Use Map shall occur in accordance with the densities provided therein.

Objective 1:6

City shall develop and implement land use controls through the zoning code and land development regulations which promote residential neighborhoods that are attractive, well-maintained and contribute the health, safety and welfare of their residents.

Policy 1.7.4

Zoning Code and Land Development regulations shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges.

Objective 7.1

Coordinate future land uses with availability of regional and community facilities and services sufficient to meet the current and future needs of Weston’s population and economy without endangering its environmental resources.

Objective 7.3

Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

Objective 13.1

Develop and implement land use programs to encourage redevelopment activities within identified blighting and deteriorating areas.

Objective 13.2

Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

Policy 13.2.1

City shall continue to assure the compatibility of existing and future land uses.

Policy 13.2.3

City shall minimize the impacts of existing incompatible land uses through requirements within the land development code and regulations, such as buffering and setbacks.

Policy 13.2.4

The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Weston Comprehensive Plan.

The themes above, as demonstrated in the City of Weston Comprehensive Plan, have identified the City’s desire to 1) ensure existing and proposed land uses are compatible with one another; 2) prevent impacts to surrounding neighborhoods as a result of the proposed LUPA; and 3) to allow for redevelopment in areas that are blighted and deteriorating. The Subject Properties seek to upgrade, enhance to provide the needed renovation, upgrading and aesthetic improvements consistent with the City’s current standards.

3. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.**

The amendment site consists of two (2) parcels of land located within the City. It is intended that the two (2) parcels are to be developed separately. Collectively, the two (2) parcels of land consist of 13.36 gross acres of land or 11.89 net acres. Parcel 1 is located north of Blatt Boulevard, south and east of Bonaventure Boulevard and west of Weston Road. Parcel 2 is located north of Saddle Club Road, south of Blatt Boulevard, east of Bonaventure Boulevard and west of Weston Road. The gross acreage calculation includes one-half of the applicable rights-of-way adjacent to the Subject Properties. **Please refer to Map B– Gross Acreage Map.**

B. Sealed survey, including legal description of the area proposed to be amended.

Surveys of the Subject Properties are included in the application and attached as **APPENDIX I**. The legal description of the land area proposed to be amended from Irregular Residential (5) to Irregular Residential Dashed Line (28.44) is attached as **APPENDIX II**.

C. Map at a scale clearly indicating the amendment’s location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director.)

A map depicting the amendment location, boundaries and proposed land uses is labeled as **Map A-Location Map**.

4. EXISTING & PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple designations, describe gross acreage within each designation.

The current land use designation as depicted by the City of Weston is Irregular Residential (5) and is shown on **Map C-City of Weston-Existing Land Use Designation**. The proposed City of Weston land use designation is Irregular Residential Dashed Line (28.44) and is shown on **Map E-City of Weston-Proposed Future Land Use Designation**. The current land use designation as depicted by Broward County is Irregular Residential (5) and is shown on **Map D-Broward County-Existing Land Use Designation** and the proposed Broward County land use designation is Irregular Residential Dashed Line (28.44) as shown on **Map F-Broward County-Proposed Future Land Use Designation**. **Table 1-Current & Proposed Land Use Designations** provides the current and proposed land use plan designations and gross acreage for each amendment site.

| TABLE 1: CURRENT & PROPOSED LAND USE PLAN DESIGNATIONS | | | | |
|---|--|---|--|--------------------|
| Current Land Use Designation-City of Weston | Proposed Land Use Designation-City of Weston | Current Land Use Designation-Broward County | Proposed Land Use Designation-Broward County | Gross Acreage |
| Parcel 1-Irregular Residential (5) | Irregular Residential Dashed Line (28.44) | Irregular Residential (5) | Irregular Residential Dashed Line (28.44) | 5.72 acres |
| Parcel 2-Irregular Residential (5) | Irregular Residential Dashed Line (28.44) | Irregular Residential (5) | Irregular Residential Dashed Line (28.44) | 7.64 acres |
| | | | | 13.36 acres |

B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for the amendment site or adjacent areas.

This site, nor any adjacent property, has utilized flexibility or reserve units.

C. Existing use of amendment site and adjacent areas.

Table 2: Existing Uses of Amendment Sites and Adjacent Areas provides the existing use of the Subject Properties and existing uses adjacent to each.

| TABLE 2: EXISTING USES OF AMENDMENT SITES & ADJACENT AREAS | | | | |
|---|--------------------------------------|--------------------------|-------------------|---------------------------|
| Existing Use | North Existing Use | South Existing Use | East Existing Use | West Existing Use |
| Parcel 1-Golf Driving Range | Multi-Family Residential | Golf Clubhouse | Golf Course | Multi-Family Residential |
| Parcel 2-Golf Clubhouse | Golf Course/Multi-Family Residential | Multi-Family Residential | Golf Course | Single-Family Residential |

D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count.

The proposed use of the amendment site dwelling unit count is provided in **Table 3: Proposed Use and Square Footage/Dwelling Unit Count.**

| TABLE 3: PROPOSED USE SQUARE FOOTAGE/DWELLING UNIT COUNT | | |
|---|---|------------------------|
| Proposed Use | Non-Residential Square Footage Existing | Proposed Dwelling Unit |
| Parcel 1-55+ Residential Units | None | 198 units |
| Parcel 2-55+ Residential Units | None | 182 units |
| TOTAL | | 380 units |

E. **Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.**

Table 4: Existing Level of Development Under Current Land Use Designation provides the maximum allowable developed permitted and permitted uses under the existing land use designation.

| TABLE 4: EXISTING LEVEL OF DEVELOPMENT UNDER CURRENT LAND USE DESIGNATION | | | |
|--|-------------------------------|--|---|
| Existing Use | Existing Land Use Designation | Non-Residential Square Footage Existing | Maximum Residential Units Permitted Under Existing Land Use Designation |
| Parcel 1-Golf Course Driving Range | Irregular Residential (5) | None | 29 units |
| Parcel 2-Golf Clubhouse Golf Maintenance Structure Parking Spaces | Irregular Residential (5) | 26,690 SF 10,000 SF 224 Parking Spaces | 38 units |

The maximum allowable development under the existing designation within the City of Weston is based upon the Irregular Residential (5) land use designation. The Subject Properties as existing are permitted to contain a total of 67 residential units (Parcel 1: 29 units and Parcel 2: 38 units)

In accordance with the City of Weston’s Comprehensive Plan, the Residential land use designation permits for the following uses:

- Dwelling units, subject to the density limits for a parcel as designated on the Weston Future Land Use Plan map;
- Home occupation and other uses accessory to the dwelling unit;
- Parks, golf courses and other outdoor recreational facilities;
- Community facilities;
- Hotels, motels and similar lodging. The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan designation;
- Public utilities;
- Agriculture;
- Special Residential Categories. Special Residential Facilities subject to: meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Use subsection; meeting density provisions by Category type stated below; and the limitations as expressed by the certified land use plan map; and if applicable; the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms as contained in the “Administrative Rules Document: Broward County Land Use Plan”;
- Offices and/or retail sales of merchandise or services subject to the review and approval requirements of the Broward County Comprehensive Plan and the following limitations and provisions:
 - a. No more than a total of five percent (5%) of the area designated for residential use on the Weston Future Land Use Plan within a flexibility zone may be used for neighborhood offices and/or retail sales of merchandise or services;
 - b. No added contiguous area used for neighborhood, offices and/or retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision, contiguous if defined as: attached; located within 500 feet; or separate only by streets and highways, canals and rivers or easements.

5. ANALYSIS OF PUBLIC FACILITIES SERVICES

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan.

According to the City of Weston Comprehensive Plan, the adopted Level of Service for potable water for Residential properties is 127 per SF per day.

2. Provide the adoption date of the local government’s 10 Year Water Supply Facilities Plan.

The City adopted the Water Supply Plan (WSP) on July 14, 2020.

- 3. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of SFWMD permit.**

The water treatment plant servicing this parcel is the Sawgrass Water Treatment Plant, located at 14140 NW 8th Street. The City of Sunrise Utilities Department currently operates three water treatment plants:

- Springtree Water Treatment Plant (WTP): 25.5 MGD capacity
- Sawgrass WTP: 24.0 MGD capacity
- Southwest WTP: 2.0 MGD capacity

The total permitted water treatment plant capacity for the City of Sunrise service area is 51.5 MGD. Currently, the current annual average daily water demand for the Springtree, Sawgrass, and Southwest facilities is 31.675 MGD (based on the maximum daily flows from the utility operating reports for the last 12 months). This demand consists of:

- Springtree WTP: 11.168 MGD
- Sawgrass WTP: 18.756 MGD
- Southwest WTP: 1.751 MGD

The total outstanding committed water capacity within the service area is 0.38 MGD, distributed as follows:

- Springtree WTP: 0.09 MGD
- Sawgrass WTP: 0.27 MGD
- Southwest WTP: 0.02 MGD

The projected demand for the year 2030 is 33.41 MGD, based on the projected population growth rate outlined in the 2015 City Water and Wastewater Supply Plan. At this time, there are no planned water treatment plant flow increases. However, wellfield improvements are planned. The City currently operates four wellfields: Springtree, Sawgrass (Arena), Sawgrass (Flamingo Park), and Southwest. The total permitted raw water withdrawal through the South Florida Water Management District (SFWMD) is 29.09 MGD under Consumptive Use Permit #06-00120-W, which expires on May 15, 2028. This permit allows a maximum day withdrawal allocation of 37.82 MGD.

- 4. Identify the net impact on potable water demand based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit count.**

| <i>Table 5: Water Demand Existing Land Use Designation</i> | |
|---|---------------------------------|
| Site – 26,690 SF Clubhouse + 10,000 SF Golf Maintenance Building x 0.2 GPD/SF = | 24.46 ERC's or 7,338 GPD |
| TOTAL WATER DEMAND | 24.46 ERC's or 7,338 GPD |

| Table 6: Water Demand Proposed Land Use Designation | |
|---|--|
| Site – Multi-Family Residential 380 units x 250 GPD/Unit = | 316.67 ERC's or 95,000 GPD |
| TOTAL WATER DEMAND | 316.67 ERC's or 95,000 GPD |
| NET CHANGE | Increase of 292.2 ERC's or 87,662 GPD |

5. Correspondence from potable water provider verifying the information submitted is items 1-3 above. Correspondence must contain name, position, and contact information of party providing verification.

The letter from the potable water provider is included as **EXHIBIT A**.

B. Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

According to the City of Weston Comprehensive Plan, the adopted Level of Service for sanitary sewer facilities is 120 gallons per capita per day.

2. Identify the sanitary sewer facilities serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding source.

The wastewater treatment plant servicing this parcel is the Sawgrass Wastewater Treatment Plant, located at 14140 NW 8th St. The City of Sunrise Utilities Department currently operates three wastewater treatment plants:

- Springtree Wastewater Treatment Facility (WWTF): 10 MGD capacity
- Sawgrass WWTF: 20 MGD capacity
- Southwest WWTF: 0.99 MGD capacity

The total wastewater treatment capacity within the City of Sunrise service area is 30.99 MGD. Currently, the total current wastewater demand within the service area is 21.817 MGD (based on the maximum three-month average daily flows from the utility operating reports over the last 12 months). This demand includes:

- Springtree WWTF: 7.905 MGD
- Sawgrass WWTF: 13.557 MGD
- Southwest WWTF: 0.355 MGD

The total outstanding committed capacity for wastewater within the service area is 0.38 MGD, distributed as follows:

- Springtree WWTF: 0.09 MGD
- Sawgrass WWTF: 0.27 MGD
- Southwest WWTF: 0.02 MGD

The projected demand for the year 2030 is 25.22 MGD, based on the projected population growth rate outlined in the 2015 City Water and Wastewater Supply Plan. At this time, there are no planned wastewater treatment plant capacity increases.

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

| Table 7: Sewer Demand Existing Land Use Designation | |
|---|---------------------------------|
| Site – 26,690 SF Clubhouse + 10,000 SF Golf Maintenance Building x 0.2 GPD/SF = | 24.46 ERC’s or 7,338 GPD |
| TOTAL SEWER DEMAND | 24.46 ERC’s or 7,338 GPD |

| Table 8: Sewer Demand Proposed Land Use Designation | |
|---|--|
| Site – Multi-Family Residential 380 units x 250 GPD/Unit = | 316.67 ERC’s or 95,000 GPD |
| TOTAL SEWER DEMAND | 316.67 ERC’s or 95,000 GPD |
| NET CHANGE | Increase of 292.2 ERC’s or 87,662 GPD |

4. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

The letter from the sanitary sewer provider is included as **EXHIBIT B**.

C. Solid Waste Analysis

1. Provide the solid waste level of service per the adopted and certified local land use plan.

According to the City of Weston Comprehensive Plan, the adopted Level of Service for solid waste for Residential is 8.9 lbs/unit/day.

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on landfill/plant capacity and planned landfill/plant capacity.

According to the City of Weston, they have a unique franchise agreement with their hauler Republic. The City’s agreement doesn’t require them to take the volume collected from the City to a specific landfill, like what most other municipalities do. As such, Republic can take garbage generated in the City to any landfill that they have available for them to use. The agreement with Republic guarantees residents of Weston disposal capacity not at one landfill but anywhere that our Franchise Contractor can take it.

3. Identify the net impact on solid waste demand based upon the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

| Table 9: Total Solid Waste Demand Existing Land Use Designation | |
|--|--------------------------|
| Site – 26,690 SF Clubhouse + 10,000 SF + 10,000 Golf Maintenance Building x 4 LBS/DAY/100 SF | 1,468 LBS per day |
| TOTAL SOLID WASTE DEMAND | 1,468 LBS per day |

| Table 10: Total Solid Waste Demand Proposed Land Use Designation | |
|---|--------------------------------------|
| Site – Multi-Family Residential 380 units x 8.9 LBS/UNIT/DAY | 3,382 LBS per day |
| TOTAL SOLID WASTE DEMAND | 3,382 LBS per day |
| NET CHANGE | Increase of 1,914 LBS per day |

4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party verifying information.

Correspondence from the solid waste provider verifying the information is attached as **EXHIBIT C** of this application.

D. Drainage Analysis

1. Provide the drainage level of service per the adopted and certified local land use plan.

According to the City of Weston, the drainage level of service for buildings is based upon the lowest floor elevation no lower than the elevation for the respective area depicted on the “100 Year Flood Elevation Map,” or the FEMA Base Flood Elevation, whichever is higher. For off-site discharge, the established level of service is not exceed the inflow limit of the SFWMD primary receiving canal or the local conveyance system, whichever is less, and, for onsite storage, the established level of service is the minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus off-site discharge occurring during design rainfall.

2. Identify the drainage district and drainage systems serving the amendment area.

Bonaventure Development District (BDD) operates under South Florida Water Management District (SFWMD) Permit Number: 06-00067-S. In accordance with the SFWMD permit (application number 070213-17) the designated drainage basin is the North New River and the SFWMD Receiving Body is the North New River.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

No planned drainage improvements are proposed at this time.

- 4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.**

BDD operates under SFWMD 06-00067-S. A modification to that master permit will be submitted to SFWMD at the time of permit.

- 5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.**

SFWMD 06-00067-S was previously approved for the entire BDD including this site and will need to be modified for new site plan layout. Further, if the elevations vary by the time that the project moves forward, then the most stringent condition will apply and applicant will coordinate with the City on any required meetings/applications.

- 6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

Correspondence from the drainage provider verifying the information is attached as **EXHIBIT D** of this application.

E. Recreation & Open Space Analysis

- 1. Provide the recreation and open space adopted level of service standard per the adopted and certified local land use plan.**

The level of service as defined by the Broward County Land Use Plan for recreation and open space is 3.0 acres per 1,000 persons for local parks and 3.0 acres per 1,000 persons or regional parks.

The City's current LOS is 6 acres per 1,000 persons and as established the following Level of Service (LOS) based upon the type of activity:

- Parks & Open Space: 6 acres per 1,000 persons
- Baseball/Softball: 1 field a per 5000 persons

- Football/Soccer: 1 field per 6,000 persons
- Basketball: 1 court per 5,000 persons
- Roller Hockey: 1 rink per 10,000 persons
- Tennis: 1 court per 5,000 persons
- Playground: 1 playground per 7,500 persons
- Volleyball: 1 court/per 30,000 persons

The City of Weston exceeds the County’s LOS by double the required park area and open space and exceeds the LOS established for the facilities provided above. The City has a surplus of 1,539 acres of park area and open space.

2. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

Included as part of a list of the City of Weston’s parks are included for reference. Please refer to **APPENDIX III**.

3. Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

| TABLE 11: PARK IMPACT-CURRENT AND PROPOSED | | | |
|---|--------------------------|--------------------------|---|
| | Use | Calculation | Total |
| Current | Residential Use-Parcel 1 | 29 units X 1.5 X .003 = | 0.1305 AC-Existing |
| | Residential Use-Parcel 2 | 38 units X 1.5 X .003 = | <u>0.171 AC-Existing</u> 0.3015 AC – TOTAL EXISTING |
| Proposed | Residential Use-Parcel 1 | 198 units X 1.5 X .003 = | 0.891 AC-Required |
| | Residential Use-Parcel 2 | 182 units X 1.5 X .003 = | <u>0.82 AC- Required</u> 1.71 AC-TOTAL REQUIRED <u>-0.297 AC-TOTAL EXISTING</u> |
| TOTAL | | | 1.41 AC |

4. Identify the projected “community parks” acreage needs based on local government’s projected build-out population.

Included and attached as **APPENDIX III**, a list of the City of Weston’s short and long range planning horizons pertaining to projected park needs is attached. The City of Weston possesses a significant surplus of parks and open space.

- 5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a through e) regarding the provision of open space.**

The City of Weston has an exemplary level of open space in keeping with the County’s Land Plan Policies 2.5.4 and 2.5.5. In all, Weston has preserved 2,315 acres of wetlands, contains 1,877 acres of lakes and canals, has 26 miles of dedicated bike lanes, contains approximately 200 acres of private open space and possesses 1,931 acres of parks and open space within the City. The proposed amendment seeks to redevelop the existing driving range (Parcel 1) while maintaining the existing and adjacent golf course while adding 55+ residential development. The clubhouse parcel (Parcel 2) will be redeveloped and repurposed in order to provide additional 55+ housing in and around the golf course. The proposed development will be integrated with the surrounding neighborhoods through sidewalks and buffers. There is no environmentally sensitive vegetation on the Subject Properties and additional waterbodies will be created to ensure there is sufficient drainage and separation between proposed development and existing open spaces.

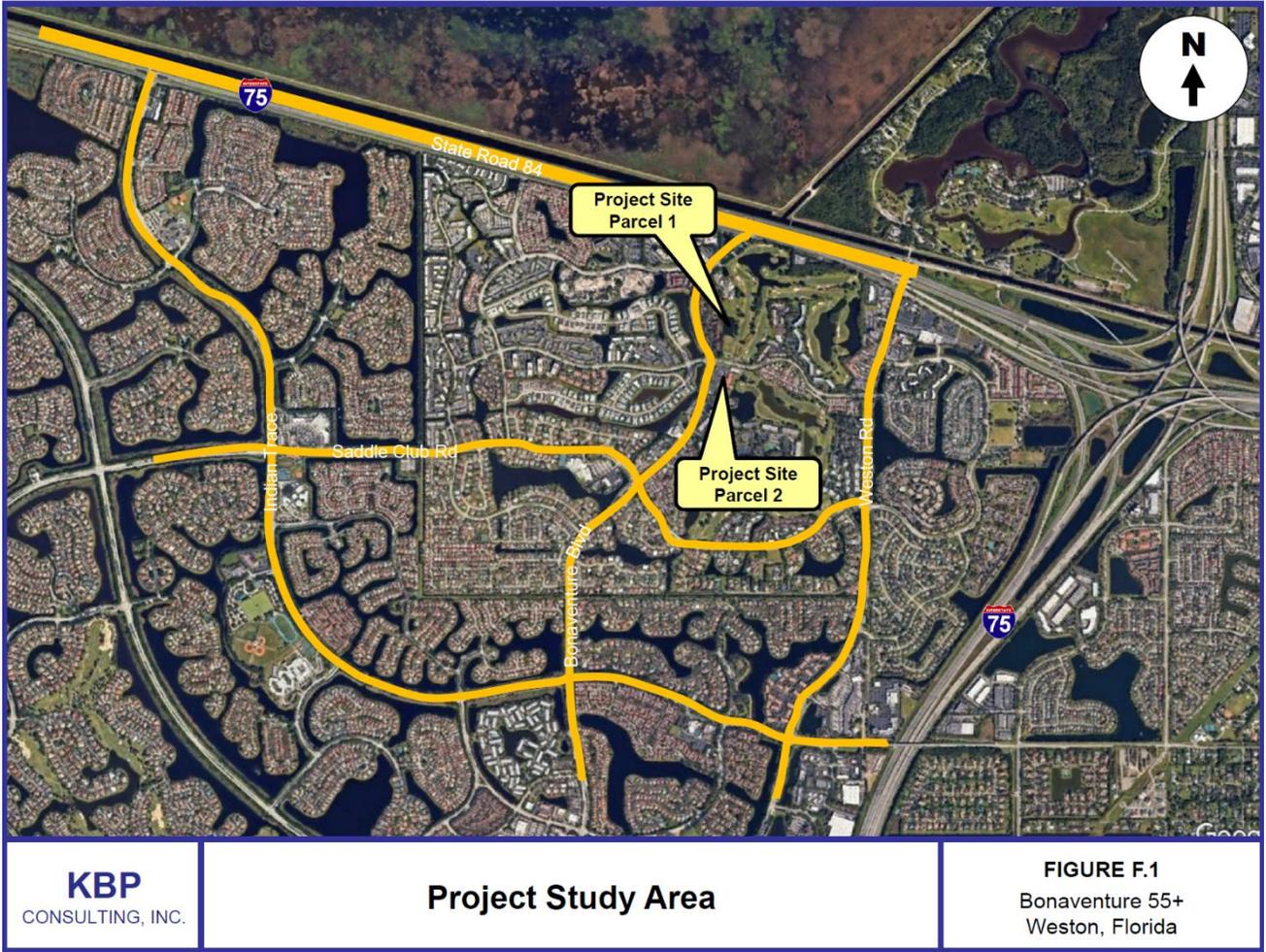
F. Traffic Circulation Analysis

- 1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.**

The roadway network that will be most impacted by the proposed land use plan amendment includes two (2) north-south roadways and three (3) east-west roadways. These five (5) roadways include State Road 84, Saddle Club Road, Indian Trace, Weston Road, and Bonaventure Boulevard. The project study area is presented graphically in Figure F.1 on the following page.

The number of lanes, current/published (2020) traffic volumes, adopted levels of service, and current operating conditions (i.e. LOS) of the roadway segments located within the study area are documented in Tables F.1.1 and F.1.2. Table F.1.1 documents the existing conditions on all study roadway segments for daily conditions while Table F.1.2 presents the current conditions during the PM peak hour. As shown in these two tables, all study roadway segments are currently operating at acceptable levels of service (LOS) during the daily and PM peak hour time periods.

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| TABLE F.1.1 The Place at Bonaventure - Weston, Florida Existing (2020) Traffic Conditions (Daily Volumes) | | | | | | | | |
|---|------------------|------------------|-----------------|-------------|-------------------------------------|-----------------------|-----------|-----|
| Roadway | From | To | Number of Lanes | Adopted LOS | Adopted Service Volume ¹ | Existing (2020) Daily | | |
| | | | | | | Volume ¹ | v/c Ratio | LOS |
| State Road 84 | Glades Parkway | Indian Trace | 4 | D | 47,760 | 17,300 | 0.36 | C |
| | Indian Trace | Bonaventure Blvd | 4 | D | 47,760 | 16,700 | 0.35 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 47,760 | 16,300 | 0.34 | C |
| | Weston Road | Sawgrass Xway | 4 | D | 47,760 | 18,500 | 0.39 | C |
| Saddle Club Road | Indian Trace | Bonaventure Blvd | 4 | D | 29,160 | 6,500 | 0.22 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 29,160 | 5,600 | 0.19 | C |
| Indian Trace | SR 84 | Saddle Club Road | 4 | D | 37,810 | 18,400 | 0.49 | C |
| | Saddle Club Road | Bonaventure Blvd | 4 | D | 37,810 | 8,800 | 0.23 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 37,810 | 14,600 | 0.39 | C |
| | Weston Road | I-75 | 2 | D | 15,930 | 11,100 | 0.70 | C |
| Weston Road | Royal Palm Blvd | Indian Trace | 4 | D | 37,810 | 23,000 | 0.61 | C |
| | Indian Trace | Saddle Club Road | 4 | D | 37,810 | 19,800 | 0.52 | C |
| | Saddle Club Road | State Road 84 | 4 | D | 37,810 | 17,100 | 0.45 | C |
| Bonaventure Blvd | Royal Palm Blvd | Indian Trace | 4 | D | 37,810 | 11,800 | 0.31 | C |
| | Indian Trace | Saddle Club Road | 4 | D | 37,810 | 7,800 | 0.21 | C |
| | Saddle Club Road | State Road 84 | 4 | D | 32,400 | 11,300 | 0.35 | C |

¹ Capacities and 2020 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

| TABLE F.1.2 The Place at Bonaventure - Weston, Florida Existing (2020) Traffic Conditions (PM Peak Hour Volumes) | | | | | | | | |
|--|------------------|------------------|-----------------|-------------|-------------------------------------|------------------------------|-----------|-----|
| Roadway | From | To | Number of Lanes | Adopted LOS | Adopted Service Volume ¹ | Existing (2020) PM Peak Hour | | |
| | | | | | | Volume ¹ | v/c Ratio | LOS |
| State Road 84 | Glades Parkway | Indian Trace | 4 | D | 4,296 | 1,644 | 0.38 | C |
| | Indian Trace | Bonaventure Blvd | 4 | D | 4,296 | 1,587 | 0.37 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 4,296 | 1,549 | 0.36 | C |
| | Weston Road | Sawgrass Xway | 4 | D | 4,296 | 1,758 | 0.41 | C |
| Saddle Club Road | Indian Trace | Bonaventure Blvd | 4 | D | 2,628 | 618 | 0.24 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 2,628 | 532 | 0.20 | C |
| Indian Trace | SR 84 | Saddle Club Road | 4 | D | 3,401 | 1,748 | 0.51 | C |
| | Saddle Club Road | Bonaventure Blvd | 4 | D | 3,401 | 836 | 0.25 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 3,401 | 1,387 | 0.41 | C |
| | Weston Road | I-75 | 2 | D | 1,440 | 1,055 | 0.73 | C |
| Weston Road | Royal Palm Blvd | Indian Trace | 4 | D | 3,401 | 2,185 | 0.64 | C |
| | Indian Trace | Saddle Club Road | 4 | D | 3,401 | 1,881 | 0.55 | C |
| | Saddle Club Road | State Road 84 | 4 | D | 3,401 | 1,625 | 0.48 | C |
| Bonaventure Blvd | Royal Palm Blvd | Indian Trace | 4 | D | 3,401 | 1,121 | 0.33 | C |
| | Indian Trace | Saddle Club Road | 4 | D | 3,401 | 741 | 0.22 | C |
| | Saddle Club Road | State Road 84 | 4 | D | 2,920 | 1,074 | 0.37 | C |

¹ Capacities and 2020 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

- Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long term (2035) planning horizons. Please utilize average daily traffic volumes and PM peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

Tables F.2.1 and F.2.2 document the projected levels of service (LOS) for the primary roadways located near the proposed amendment. The 2045 projected daily traffic volumes (AADT) and PM peak hour volumes were obtained from the Broward MPO and their most recent Level of Service Spreadsheet (Broward County Roadway Capacity and Level of Service Analysis for 2020 and 2045).

As shown in these two tables, all study roadway segments are projected to operate at acceptable levels of service (LOS) during the daily and PM peak hour time periods in the 2045 horizon year.

| TABLE F.2.1 The Place at Bonaventure - Weston, Florida Future (2045) Traffic Conditions (Daily Volumes) | | | | | | | | |
|---|------------------|------------------|-----------------|-------------|---|---------------------|-----------|-----|
| Roadway | From | To | Number of Lanes | Adopted LOS | Adopted LOS Service Volume ¹ | Future (2045) Daily | | |
| | | | | | | Volume ¹ | v/c Ratio | LOS |
| State Road 84 | Glades Parkway | Indian Trace | 4 | D | 47,760 | 17,400 | 0.36 | C |
| | Indian Trace | Bonaventure Blvd | 4 | D | 47,760 | 13,400 | 0.28 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 47,760 | 24,200 | 0.51 | C |
| | Weston Road | Sawgrass Xway | 4 | D | 47,760 | 33,300 | 0.70 | C |
| Saddle Club Road | Indian Trace | Bonaventure Blvd | 4 | D | 29,160 | 6,800 | 0.23 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 29,160 | 7,700 | 0.26 | C |
| Indian Trace | SR 84 | Saddle Club Road | 4 | D | 37,810 | 27,800 | 0.74 | C |
| | Saddle Club Road | Bonaventure Blvd | 4 | D | 37,810 | 17,800 | 0.47 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 37,810 | 20,400 | 0.54 | C |
| | Weston Road | I-75 | 2 | D | 15,930 | 10,900 | 0.68 | C |
| Weston Road | Royal Palm Blvd | Indian Trace | 4 | D | 37,810 | 34,800 | 0.92 | C |
| | Indian Trace | Saddle Club Road | 4 | D | 37,810 | 27,800 | 0.74 | C |
| | Saddle Club Road | State Road 84 | 4 | D | 37,810 | 29,400 | 0.78 | C |
| Bonaventure Blvd | Royal Palm Blvd | Indian Trace | 4 | D | 37,810 | 21,400 | 0.57 | C |
| | Indian Trace | Saddle Club Road | 4 | D | 37,810 | 13,100 | 0.35 | C |
| | Saddle Club Road | State Road 84 | 4 | D | 32,400 | 9,500 | 0.29 | C |

¹ Capacities and 2045 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

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| TABLE F.2.2 The Place at Bonaventure - Weston, Florida Future (2045) Traffic Conditions (PM Peak Hour Volumes) | | | | | | | | |
|--|------------------|------------------|-----------------|-------------|---|----------------------------|-----------|-----|
| Roadway | From | To | Number of Lanes | Adopted LOS | Adopted LOS Service Volume ¹ | Future (2045) PM Peak Hour | | |
| | | | | | | Volume ¹ | v/c Ratio | LOS |
| State Road 84 | Glades Parkway | Indian Trace | 4 | D | 4,296 | 1,653 | 0.38 | C |
| | Indian Trace | Bonaventure Blvd | 4 | D | 4,296 | 1,273 | 0.30 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 4,296 | 2,299 | 0.54 | C |
| | Weston Road | Sawgrass Xway | 4 | D | 4,296 | 3,164 | 0.74 | C |
| Saddle Club Road | Indian Trace | Bonaventure Blvd | 4 | D | 2,628 | 646 | 0.25 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 2,628 | 732 | 0.28 | C |
| Indian Trace | SR 84 | Saddle Club Road | 4 | D | 3,401 | 2,641 | 0.78 | C |
| | Saddle Club Road | Bonaventure Blvd | 4 | D | 3,401 | 1,691 | 0.50 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 3,401 | 1,938 | 0.57 | C |
| | Weston Road | I-75 | 2 | D | 1,440 | 1,036 | 0.72 | C |
| Weston Road | Royal Palm Blvd | Indian Trace | 4 | D | 3,401 | 3,306 | 0.97 | D |
| | Indian Trace | Saddle Club Road | 4 | D | 3,401 | 2,641 | 0.78 | C |
| | Saddle Club Road | State Road 84 | 4 | D | 3,401 | 2,793 | 0.82 | C |
| Bonaventure Blvd | Royal Palm Blvd | Indian Trace | 4 | D | 3,401 | 2,033 | 0.60 | C |
| | Indian Trace | Saddle Club Road | 4 | D | 3,401 | 1,245 | 0.37 | C |
| | Saddle Club Road | State Road 84 | 4 | D | 2,920 | 903 | 0.31 | C |

¹ Capacities and 2045 volumes obtained from traffic data published by the Broward Metropolitan Planning Organization (MPO).

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the amendment– calculate anticipated average daily traffic generation for the existing and proposed land use designations. If the amendment reflects an increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long range planning horizon.

A trip generation comparison analysis has been performed for the existing (approved) future land use designation and intensity and for the proposed future land use designation and intensity. The trip generation comparison analysis is based on the following assumptions:

EXISTING LAND USE AND INTENSITY

- Irregular Residential (5 Dwelling Units / Acre)
- Parcel 1 – 5.72 Gross Acres (R/W added for Density Purposes)
- Parcel 2 – 7.64 Gross Acres (R/W added for Density Purposes)
- Total Land Area – 13.36 Acres
- Existing Allowable Development: 66 Single Family Dwelling Units

PROPOSED LAND USE AND INTENSITY

- Irregular Residential Dashed-Line (28.44 Dwelling Units / Acre)
- 13.36 Gross Acres
- Proposed Allowable Development:
- Parcel 1: 198 Multifamily Dwelling Units

Parcel 2: 182 Multifamily Dwelling Units
 Total: 380 Multifamily Dwelling Units

The trip generation analysis is based upon information contained in the Institute of Transportation Engineer’s (ITE) Trip Generation Manual (11th Edition). According to the subject ITE manual, the most appropriate land use category for the existing land use designation is Land Use #210 – Single-Family Detached Housing. The most appropriate land use category for the proposed land use designation / development is Land Use #221 – Multifamily Housing (Mid-Rise). The trip generation equations / rates used to determine the vehicle trips associated with this analysis are presented below.

ITE Land Use #210 – Single-Family Detached Housing

Weekday: $(T) = 8.07 (X) + 265.45$

where T = number of trips and X = number of dwelling units

PM Peak Hour (Generator): $\ln (T) = 0.90 \ln (X) + 0.48$ (63% in / 37% out)

ITE Land Use #221 – Multifamily Housing (Mid-Rise)

Weekday: $T = 4.55 (X) - 17.52$

where T = number of trips and X = number of dwelling units

PM Peak Hour (Generator): $T = 0.39 (X)$ (63% in / 37% out)

Table F.3.1 below presents the results of the trip generation comparison analysis

| TABLE F.3.1 The Place at Bonaventure - Weston, Florida Trip Generation Comparison Analysis | | | | | |
|--|--------|--------------|---------------------------------|-----------|------------|
| Land Use | Size | Daily Trips | PM Peak Hour Trips Of Generator | | |
| | | | In | Out | Total |
| <i>Existing Future Land Use</i> | | | | | |
| Irregular Residential - Single-Family Housing | 66 DU | 798 | 44 | 26 | 70 |
| Sub-Total (Existing) | | 798 | 44 | 26 | 70 |
| <i>Proposed Future Land Use</i> | | | | | |
| Irregular Residential - Multifamily Housing (Mid-Rise) | 380 DU | 1,711 | 93 | 55 | 148 |
| Sub-Total (Proposed) | | 1,711 | 93 | 55 | 148 |
| Difference (Proposed - Existing) | | 913 | 49 | 29 | 78 |

Source: ITE Trip Generation Manual (12th Edition).

The results of the trip generation comparison analysis indicate that the proposed land use plan amendment will result in 913 additional daily vehicle trips and 78 additional PM peak hour vehicle trips.

Further analyses have been performed by assigning the net new daily and PM peak hour vehicle trips to the roadway segments within the project study area. Given the relatively small increase in both daily and PM peak hour trips, the assignment of traffic to the surrounding roadway network has been developed based upon the knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes / patterns, and existing land use patterns. The resulting traffic distribution / assignment is presented graphically in Attachment B and excerpts from the Broward MPO traffic volume database (2020

LAND USE PLAN AMENDMENT – FORTUNA REAL

& 2045) are presented in Attachment C. The significance test and resulting levels of service (LOS) are presented in Tables F.3.2 and F.3.3.

TABLE F.3.2
The Place at Bonaventure - Weston, Florida
Future (2045) Total (w LUPA) Traffic Conditions (Daily Volumes)

| Roadway | From | To | Number of Lanes | Adopted LOS | Adopted LOS Service Volume ¹ | Daily Project Traffic | | | | | | | Future (2045) Total Daily | | |
|------------------|------------------|------------------|-----------------|-------------|---|------------------------|-----------------|------------------------|-----------------|-----------------|-----------|--------------|---------------------------|-----------|-----|
| | | | | | | Inbound | | Outbound | | Total | | | Volume ¹ | v/c Ratio | LOS |
| | | | | | | % Assign. ¹ | Project Traffic | % Assign. ¹ | Project Traffic | Project Traffic | % of Cap. | Sig. Impact? | | | |
| State Road 84 | Glades Parkway | Indian Trace | 4 | D | 47,760 | 8.0% | 37 | 8.0% | 36 | 73 | 0.15% | No | 17,473 | 0.37 | C |
| | Indian Trace | Bonaventure Blvd | 4 | D | 47,760 | 12.0% | 55 | 12.0% | 55 | 110 | 0.23% | No | 13,510 | 0.28 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 47,760 | 7.0% | 32 | 7.0% | 32 | 64 | 0.13% | No | 24,264 | 0.51 | C |
| | Weston Road | Sawgrass Xway | 4 | D | 47,760 | 28.0% | 128 | 28.0% | 128 | 256 | 0.54% | No | 33,556 | 0.70 | C |
| Saddle Club Road | Indian Trace | Bonaventure Blvd | 4 | D | 29,160 | 6.0% | 27 | 6.0% | 27 | 54 | 0.19% | No | 6,854 | 0.24 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 29,160 | 2.0% | 9 | 2.0% | 9 | 18 | 0.06% | No | 7,718 | 0.26 | C |
| Indian Trace | SR 84 | Saddle Club Road | 4 | D | 37,810 | 2.0% | 9 | 2.0% | 9 | 18 | 0.05% | No | 27,818 | 0.74 | C |
| | Saddle Club Road | Bonaventure Blvd | 4 | D | 37,810 | 4.0% | 18 | 4.0% | 18 | 36 | 0.10% | No | 17,836 | 0.47 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 37,810 | 4.0% | 18 | 4.0% | 18 | 36 | 0.10% | No | 20,436 | 0.54 | C |
| | Weston Road | I-75 | 2 | D | 15,930 | 9.0% | 41 | 9.0% | 41 | 82 | 0.51% | No | 10,982 | 0.69 | C |
| Weston Road | Royal Palm Blvd | Indian Trace | 4 | D | 37,810 | 21.0% | 96 | 21.0% | 96 | 192 | 0.51% | No | 34,992 | 0.93 | C |
| | Indian Trace | Saddle Club Road | 4 | D | 37,810 | 27.0% | 123 | 27.0% | 123 | 246 | 0.65% | No | 28,046 | 0.74 | C |
| | Saddle Club Road | State Road 84 | 4 | D | 37,810 | 28.0% | 128 | 28.0% | 128 | 256 | 0.68% | No | 29,656 | 0.78 | C |
| Bonaventure Blvd | Royal Palm Blvd | Indian Trace | 4 | D | 37,810 | 11.0% | 50 | 11.0% | 50 | 100 | 0.26% | No | 21,500 | 0.57 | C |
| | Indian Trace | Saddle Club Road | 4 | D | 37,810 | 20.0% | 91 | 20.0% | 91 | 182 | 0.48% | No | 13,282 | 0.35 | C |
| | Saddle Club Road | State Road 84 | 4 | D | 32,400 | 29.0% | 133 | 29.0% | 132 | 265 | 0.82% | No | 9,765 | 0.30 | C |

¹ Capacities, 2045 volumes, and traffic assignment obtained from the Broward Metropolitan Planning Organization (MPO).

TABLE F.3.3
The Place at Bonaventure - Weston, Florida
Future (2045) Total (w LUPA) Traffic Conditions (PM Peak Hour Volumes)

| Roadway | From | To | Number of Lanes | Adopted LOS | Adopted LOS Service Volume ¹ | PM Peak Hour Project Traffic | | | | | | | Future (2045) Total PM Pk Hr | | |
|------------------|------------------|------------------|-----------------|-------------|---|------------------------------|-----------------|------------------------|-----------------|-----------------|-----------|--------------|------------------------------|-----------|-----|
| | | | | | | Inbound | | Outbound | | Total | | | Volume ¹ | v/c Ratio | LOS |
| | | | | | | % Assign. ¹ | Project Traffic | % Assign. ¹ | Project Traffic | Project Traffic | % of Cap. | Sig. Impact? | | | |
| State Road 84 | Glades Parkway | Indian Trace | 4 | D | 4,296 | 8.0% | 4 | 8.0% | 2 | 6 | 0.14% | No | 1,659 | 0.39 | C |
| | Indian Trace | Bonaventure Blvd | 4 | D | 4,296 | 12.0% | 6 | 12.0% | 3 | 9 | 0.21% | No | 1,282 | 0.30 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 4,296 | 7.0% | 3 | 7.0% | 2 | 5 | 0.12% | No | 2,304 | 0.54 | C |
| | Weston Road | Sawgrass Xway | 4 | D | 4,296 | 28.0% | 14 | 28.0% | 8 | 22 | 0.51% | No | 3,186 | 0.74 | C |
| Saddle Club Road | Indian Trace | Bonaventure Blvd | 4 | D | 2,628 | 6.0% | 3 | 6.0% | 2 | 5 | 0.19% | No | 651 | 0.25 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 2,628 | 2.0% | 1 | 2.0% | 1 | 2 | 0.08% | No | 734 | 0.28 | C |
| Indian Trace | SR 84 | Saddle Club Road | 4 | D | 3,401 | 2.0% | 1 | 2.0% | 1 | 2 | 0.06% | No | 2,643 | 0.78 | C |
| | Saddle Club Road | Bonaventure Blvd | 4 | D | 3,401 | 4.0% | 2 | 4.0% | 1 | 3 | 0.09% | No | 1,694 | 0.50 | C |
| | Bonaventure Blvd | Weston Road | 4 | D | 3,401 | 4.0% | 2 | 4.0% | 1 | 3 | 0.09% | No | 1,941 | 0.57 | C |
| | Weston Road | I-75 | 2 | D | 1,440 | 9.0% | 4 | 9.0% | 3 | 7 | 0.49% | No | 1,043 | 0.72 | C |
| Weston Road | Royal Palm Blvd | Indian Trace | 4 | D | 3,401 | 21.0% | 10 | 21.0% | 6 | 16 | 0.47% | No | 3,322 | 0.98 | D |
| | Indian Trace | Saddle Club Road | 4 | D | 3,401 | 27.0% | 13 | 27.0% | 8 | 21 | 0.62% | No | 2,662 | 0.78 | C |
| | Saddle Club Road | State Road 84 | 4 | D | 3,401 | 28.0% | 14 | 28.0% | 8 | 22 | 0.65% | No | 2,815 | 0.83 | C |
| Bonaventure Blvd | Royal Palm Blvd | Indian Trace | 4 | D | 3,401 | 11.0% | 5 | 11.0% | 3 | 8 | 0.24% | No | 2,041 | 0.60 | C |
| | Indian Trace | Saddle Club Road | 4 | D | 3,401 | 20.0% | 10 | 20.0% | 6 | 16 | 0.47% | No | 1,261 | 0.37 | C |
| | Saddle Club Road | State Road 84 | 4 | D | 2,920 | 29.0% | 14 | 29.0% | 8 | 22 | 0.75% | No | 925 | 0.32 | C |

¹ Capacities, 2045 volumes, and traffic assignment obtained from the Broward Metropolitan Planning Organization (MPO).

As shown in the preceding tables, no roadway segments are projected to be significantly impacted (i.e. greater than 3% of the adopted LOS “D” volume) and over capacity as a result of this application.

4. Provide any relevant transportation studies relating to this amendment, as applicable.

A traffic analysis has been provided with the site plan submittal for Parcel 1. A traffic analysis has not been provided for Parcel 2 at this time.

G. MASS TRANSIT ANALYSIS

1. Identify the mass transit modes, existing and planned mass transit routes and schedule service (headway) serving the amendment area within one quarter of a mile.

Refer to **EXHIBIT D** which is a letter from Broward County providing the existing mass transit modes, existing and planned mass transit routes and schedule of service for the Subject Properties.

2. Describe how the proposed amendment furthers or supports mass transit use.

The proposed redevelopment of the Subject Properties are age restricted 55+ residential units and generates very little traffic and little need for other modes of transportation to and from the site. The proposed residential use does not create impacts or strain on the adjacent roadways.

3. Correspondence from transit provider verifying the information submitted on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

Correspondence from the transit provider verifying the information is attached as **EXHIBIT D** of this application.

Name: Jie Bian, Director
Agency: Broward County Transit Division
Phone: 954-357-8532
Address: 1 North University Drive Plantation, FL 33324
Email: jbian@broward.org

H. PUBLIC EDUCATION ANALYSIS

1. Public School Impact Application.

See attached copy as provided in **APPENDIX IV**.

2. The associated fee in the form of check made payable to the SBBC.

See attached copy as provided in **APPENDIX IV**.

6. *ANALYSIS OF NATURAL & HISTORIC RESOURCES*

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

In accordance with the Broward County Cultural Resources Map, there are no historic sites or districts on the National Register of Historic Places on the Subject Properties. In addition, there are no locally designated historic sites in the location of the Subject Properties

B. Archeological sites listed on the Florida Master Site File.

There are no archeological sites in the location of the Subject Properties.

C. Wetlands.

The Subject Properties were originally platted under the Bonaventure Plat (Broward County Plat Book 82, Page 43). The Subject Properties have been developed since the early 1970's with buildings and surface parking facilities. Therefore, there does not appear to be any existing wetland areas within the Subject Properties at this time.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

The Subject Property is not identified as a Local Area of Particular Concern (LAPC). In addition, the property is not an Environmentally Sensitive Land (ESL), Natural Resource Area (NRA) or a Tree Resource as identified by the Broward County Land Use Plan.

E. Priority Planning Area map and Broward County Land Use Plan Policy A.03.05 regarding sea level rise.

The Subject Properties are not identified as a Priority Planning Area.

F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agricultural and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

Not Applicable.

G. Plants listed in Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

Not Applicable.

H. Wellfields-indicate whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.

The Amendment Area is not located within any wellfield protection zone as indicated on the Broward County Wellfield Protection Zones and Contamination Sites Map.

- I. Soils-describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.**

The site has previously been developed and will not require alteration of the soil conditions or topography. No special soil conditions exist on the Subject Property that would impact land development activity.

- J. Beach Access-Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.**

Not applicable.

7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5 of this Document.

In accordance with the City of Weston’s Comprehensive Plan, the City has responded to the demand for affordable housing by providing a community known as Fairlake at Weston, which offers affordable rents for very-low, low, and moderate income households. This complex consists of 368 units and is successful in meeting the needs of this portion of the population. The property has a deed restriction requiring it remain affordable to lower income residents. Funding for this development was achieved through a bond issued by the Broward County Housing Finance Authority and requires that no unit be rented to a family whose income is above 150 percent of the County median gross income.

Another community within the City, the Falls at Bonaventure, is located at 201 Racquet Club Road and northwest of the Subject Properties offers 300 units to low and moderate income families through a 9 percent Housing Tax Credit. This program, made available through the Florida Housing Finance Corporation, provides a dollar-for-dollar tax credit over ten years against federal tax liability in exchange for the new construction or acquisition and substantial rehabilitation of affordable rental housing units by nonprofit and for-profit organizations. This is a competitive allocation of tax credits. Tenants must have household incomes no greater than 60 percent of area median income. Rent restrictions are also in place.

8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdiction). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The proposed land use is consistent with the overall pattern of development surrounding the Subject Properties. The area originally developed as a resort and time-share enclave of the County. As a result, mostly medium to high-rise densities developed around the area, and while the land use designation for the Bonaventure area is established at 5 du/ac, most of the multi-family

developments individually exceed the 5 du/ac. The proposed density is consistent with the surrounding area and neighborhoods of the Bonaventure area.

The City possesses an extensive review of subsequent applications that are typically reviewed concurrent with the proposed LUPA. A rezoning and site plan application are required in order to effectuate the proposed density within the LUPA application; and the City has stringent land development regulations that ensure the proposed development will be constructed consistent and compatible with the surrounding area. Provisions from the City’s Comprehensive Plan regarding assurance of compatibility include:

9.1 Objective: Encourage the use of innovative land development regulations and techniques, for both residential and non-residential development in order to promote planned communities and activity centers designed for efficient use of public services and facilities.

9.1.2 Policy: In order to create aesthetically pleasing living, shopping, working and recreational environments, Weston will maintain land development regulations to maximize opportunities for the application of innovative site planning concepts.

13.1.1 Policy: City shall provide for redevelopment activities in the creation of land development regulations and zoning code.

13.2 Objective: Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

13.2.1 Policy: City shall continue to assure the compatibility of existing and future land uses.

13.2.3 Policy: City shall minimize the impacts of existing incompatible land uses through requirements within the land development code and regulations, such as buffering and setbacks.

13.2.4 Policy: The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Weston Comprehensive Plan.

14.1.7 Policy: Zoning Code and Land Development regulations shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges.

Additionally, the City’s Land Development Code, specifically, Section 124.62 states that any change of zoning district requires a finding that the petition meet specified criteria which includes:

- 1) Consistency with the Comprehensive Plan;
- 2) That the rezoning will be consistent in scale and character with others within 300 FT;
- 3) That the proposed rezoning boundaries are logically drawn;
- 4) That the proposed rezoning will not reduce property values;
- 5) That the proposed rezoning will enhance the quality of life in the City; and
- 6) The establishment of compelling reason why the rezoning is within the best interests of the City

After the City makes compatibility and consistency findings, the City will then review the site plan(s) to ensure the proposed development meets the standards of the City’s landscaping, open space and design criteria.

9. HURRICANE EVACUATION ANALYSIS

The project site is located west and south of Interstate 75 (I-75) in west-central Broward County. Based on Broward County’s Evacuation Routes and Zones map, the project site is not in an evacuation zone (i.e. not in Zones A or B). Therefore, a hurricane evacuation analysis is not applicable to this project due to its location.

10. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment (i.e. Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The Subject Properties are not located within a CRA.

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments.

The Subject Properties are located within the City of Weston and are not directly adjacent to any other local governments.

12. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc...

Outreach will be provided with the neighboring communities.

13. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

The Regional Policy issues recognized by Broward County include:

- Climate Change Resiliency
- Targeted Redevelopment
- Multi-Modal
- World Class Natural Resource Protection and Enhancement
- Housing Affordability
- Disaster Planning and Post-Disaster Redevelopment; and
- Renewed Intergovernmental Partnership

The redevelopment of the Subject Properties seeks to address and implement solutions to address several of the Country’s regional issues including but not limited to targeted redevelopment, multi-modal transportation, natural resource protection and housing affordability.

Targeted Redevelopment

Within the Bonaventure area, there exists a need to bring forth certain land uses and specific characteristics of development that make this area look and feel like the southern part of the City. Large buffers and attractive

buildings are consistent with Weston’s unique character. Currently, the condition and uses within the Bonaventure area are old and in need of revitalization. The proposed redevelopment aims to provide the City with a variety of housing opportunities geared to address Weston’s young and aging populations while maintaining the desired quality of life and adequate public services and facilities residents have come to expect. The proposed use will seek to provide much needed revitalization to the neighborhood.

Multi-Modal Transportation

The proposed redevelopment of the Subject Properties seeks to establish a residential land use serving the existing and senior population and will be restricting those living on the Subject Properties to 55+ years of age or older. It is well established that those 55 years of age and older do not utilize as many vehicle trips as those living in a traditional multi-family housing community. The 55 + segment of the population can also utilize alternative modes of transportation including community buses, shared ride programs and other ride transportation services to bring residents back and forth to commercial or medical facilities. Additionally, it is anticipated that there will be onsite amenities so that residents will not necessarily need to go off property whereby limiting the number of vehicle trips to and from the Subject Properties.

Natural Resource Protection

The redevelopment of the Subject Properties is occurring on an in-fill site looking to reinvigorate and reestablish itself for a more year around population versus a seasonal or transient visitor. The Subject Properties are already developed and are currently permitted under the existing master South Florida Water Management District (SFWMD) permit. All the proposed drainage modifications and improvements for the existing and proposed development will be located on-site, within the area under renovation. The Subject Properties will meet the adopted level of service standards established by the City’s Comprehensive Plan and there are no natural resources that will be impacted by the proposed development. Development within the site will be required to meet all environmental standards of the City, Broward County Department of Planning and Environmental Protection and SFWMD. This ensures that the natural resources already established within the City remain and that the proposed development will be self-contained and not impact surrounding neighborhoods or environmentally sensitive areas.

Housing Affordability

The addition of the traditional residential housing and housing for those 55 years old and older is in keeping with the surrounding uses and serves to provide a more affordable housing option for those desiring to live independently versus in a community where the upkeep of a residential lot is costly or entering into an Adult Living Facility (ALF) where the cost may be prohibitive. The desire and popularity of the City continues to be strong and the demands for additional housing opportunities remain. The levels of service within the City remain high and the infrastructure is in place to accommodate new housing opportunities. The proposed density contemplated under this land use plan amendment will allow residents to live with the same high level of service but will allow for a change of lifestyle that is more typical of those looking for a more modern or urban environment or for those that prefer less maintenance.

In furtherance of supporting the County’s regional issues and the proposed land use plan amendment, the following goals, objectives and policies located within the City’s Comprehensive Plan help to establish the City’s commitment to addressing development opportunities that are consistent and compatible with proposed LUPA:

- 1.1 Objective:** City shall maintain a pattern of overall low density residential use with limited medium and high density residential uses in selected areas to preserve the low intensity character of the residential neighborhood. Proposed amendments to the Future Land Use Map shall occur in accordance with the

densities provided therein.

1.7 Objective: City of Weston shall maintain programs to provide a complete range of affordable housing opportunities necessary to accommodate all segments of Weston’s population.

1.73 Policy: City of Weston shall evaluate the effect of land development regulations and permitting on the affordability of housing and shall take appropriate actions to support the affordability of housing.

7.1 Objective: Coordinate future land uses with availability of regional and community facilities and services sufficient to meet the current and future needs of Weston’s population and economy without endangering its environmental resources.

7.3 Objective: Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

8.12 Objective: Increase Weston’s attractiveness to tourists through the establishment of a land use pattern and development regulations aimed at enhancing the area’s natural and man-made environments.

8.12.1 Policy: To ensure the adequate provision of public services and facilities, Weston shall take into consideration Broward County’s tourist population and the seasonal demands placed upon the County’s infrastructure.

9.1 Objective: Encourage the use of innovative land development regulations and techniques, for both residential and non-residential development in order to promote planned communities and activity centers designed for efficient use of public services and facilities.

9.1.2 Policy: In order to create aesthetically pleasing living, shopping, working and recreational environments, Weston will maintain land development regulations to maximize opportunities for the application of innovative site planning concepts.

Goal 1:13: Eliminate areas of blight and incompatible land uses.

13.1 Objective: Develop and implement land use programs to encourage redevelopment activities within identified blighted and deteriorating areas.

13.1.1 Policy: City shall provide for redevelopment activities in the creation of land development regulations and zoning code.

13.2 Objective: Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

13.2.1 Policy: City shall continue to assure the compatibility of existing and future land uses.

13.2.3 Policy: City shall minimize the impacts of existing incompatible land uses through requirements within the land development code and regulations, such as buffering and setbacks.

13.2.4 Policy: The compatibility of existing and future land uses shall be a primary consideration in

the review and approval of amendments to the Weston Comprehensive Plan.

14.1.7 Policy: Zoning Code and Land Development regulations shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges.

14. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the proposed amendment is based.

None included.

B. Any proposed voluntary mitigation or draft agreements.

None included.

EXHIBIT A



Community Development Department – Engineering Division
10770 West Oakland Park Boulevard, Sunrise, FL 33351
P: 954.746.3270 F: 954.746.3287

March 3, 2025

Gabi Carreiro
Flynn Engineering
241 Commercial Blvd
Lauderdale-By-The-Sea, FL 33308

Via Email: gabi@flynnengineering.com

**Re: Water and Sewer Availability
The Place at Bonaventure – 200 Bonaventure Blvd, Weston, FL 33326
(Parcel ID # 504005021171, 504005020801)**

Dear Ms. Carreiro:

The above referenced property is located within the water and sewer utility service area of the City of Sunrise. Please be advised that there is existing 12-inch PVC watermain and 12-inch VCP sewermain within the Bonaventure Blvd right-of-way (ROW) abutting the property with parcel ID #504005021171. There is also existing 8-inch PVC watermain and 12-inch VCP sewermain within the Blatt Blvd ROW abutting the properties of both parcel IDs referenced.

Please note that the information provided within this letter is an approximation based on the City's schematic water and sewer atlas, and the City recommends that this information be verified through field inspections and as-built information prior to any civil engineering design.

The City of Sunrise makes no representation to any party that water and sewer plant capacity is available for any future development until a party executes a Utility Service Permit with the City and pays the Plant Connection Fees based upon proposed water consumption.

If you wish to reserve additional plant capacity for your project, please begin by completing the City of Sunrise Utility Service Permit Questionnaire and returning it to this department along with all required attachments. The Utility Service Permit Questionnaire and Fee Schedule are available at the document library on the City's website: <https://www.sunrisefl.gov/our-city/advanced-components/document-central/-folder-182>. Plant Connection Fees are governed by the City's Code of Ordinances, Section 15-119, which may be found at https://library.municode.com/fl/sunrise/codes/code_of_ordinances.

If we may be of further assistance to you, please advise.

Sincerely,
CITY OF SUNRISE

A handwritten signature in blue ink, appearing to read "R. Ramgulam", written over a white background.

Ravindra Ramgulam, PE, CFM
City Engineer

EXHIBIT B



Community Development Department – Engineering Division
10770 West Oakland Park Boulevard, Sunrise, FL 33351
P: 954.746.3270 F: 954.746.3287

March 3, 2025

Gabi Carreiro
Flynn Engineering
241 Commercial Blvd
Lauderdale-By-The-Sea, FL 33308

Via Email: gabi@flynnengineering.com

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Sincerely,
CITY OF SUNRISE

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Ravindra Ramgulam, PE, CFM
City Engineer

EXHIBIT C



Barbara Herrera
Government Affairs Manager
Waste Management Inc. of Florida
2300 College Avenue
Davie, FL 33317
bherrera@wm.com
M: 954-856-7192

October 17, 2025

Via E-Mail

Gabi Carreiro
Planning / Entitlements
Flynn Engineering
241 Commercial Blvd.
Lauderdale-by-the-Sea, FL 33308
Gabi@FlynnEngineering.com

Re: City of Weston Land Use Plan Amendment / Intersection of Bonaventure Boulevard and Blatt Boulevard, Weston, FL (Folio Id numbers: 5040 05 02 0801, and 5040 05 02 1171)

Dear Ms. Carreiro,

By way of this letter, WM confirms that we have sufficient capacity to receive and dispose of Municipal Solid Waste (MSW) material from the City of Weston as specified in the attached Demand Analysis summary; and for the above-referenced project planned for +/- 384 residential units.

Currently, Weston's MSW is brought to our WM Reuter Transfer Station (20701 Pembroke Rd. Pembroke Pines FL 33029) and transported to our WM Okeechobee Landfill for final disposal (10800 NE 128th Avenue, Okeechobee, FL 34972).

The capacity and current demand on these facilities are as follows:

- WM Reuter Transfer Station
 - Capacity – 5,660 tons of MSW / day
 - Current demand – Approx. 720 tons of MSW / day
- WM Okeechobee Landfill
 - Capacity – As of 1/3/25, the remaining permitted disposal capacity was 42,954,500 cubic yards.
 - Current demand – Approx. 2.7M tons of MSW for 2025.

Should you have any questions or require additional information, please feel free to contact me at bherrera@wm.com or at 954-856-7192.

Sincerely,

A handwritten signature in blue ink that reads 'Barbara Herrera'.

Barbara Herrera
Government Affairs Manager
Waste Management Inc. of Florida

Cc: Jason Styron, District Manager, Waste Management Inc. of Florida

EXHIBIT D



August 25, 2025

Ms. Gabriela Carreiro
Flynn Engineering Services, P.A.
241 Commercial Boulevard
Lauderdale-By-The-Sea, FL, 33308
Gabi@FlynnEngineering/com

**RE: City of Weston Request for Level of Service Letter
Intersection of Bonaventure Boulevard and
Blatt Boulevard, Weston, FL 33326**

Dear Ms. Carreiro,

This letter is in reference to your request to confirm the Level of Service (LOS) with respect to drainage for the property described below located East of the Bonaventure Boulevard and Blatt Boulevard intersection in Weston. The request is in connection with the plan amendment for the proposed redevelopment of the property. Per the information provided, *the property is within portion of Tracts "16, 59 and 60", Bonaventure Plat (P.B. 82, Pg.43, BCR). The parcel ID number for the site is 5040 05 02 0801, and the total square footage is approximately 462,898 square feet / 10.627 acres.*

Per the city's code 127.41, the area of interest is located within the City of Weston's West Lauderdale Water Control District (WLWCD) also known as Bonaventure Development District (BDD). BDD was designed and permitted under the South Florida Water Management District (SFWMD) permit number 06-0067-S. Additional information of the BDD is provided below and may be found in the City of Weston Code of Ordinances Chapter 127: Engineering Standards § 127.41 Design Criteria which may be located on the American Legal Publishing website.

| |
|---------------------------------------|
| Bonaventure Development District |
| Permit No. 06-0067-S |
| Application No.: 070213-17 |
| Drainage Basin: North New River |
| SFWMD Receiving Body: North New River |

- Building Code Services
- Civil Engineering / Roadway & Highway Design
- Coastal Engineering
- Code Enforcement
- Construction Engineering & Inspection (CEI)
- Construction Services
- Data Technologies & Development
- Electrical Engineering
- Engineering
- Environmental Services
- Facilities Management
- Grant Management & Writing
- Geographic Information Systems (GIS)
- Governmental Services
- Indoor Air Quality (IAQ)
- Landscape Architecture
- Planning
- Project Management
- Redevelopment & Urban Design
- Surveying & Mapping
- Transportation & Mobility
- Transportation Planning
- Water / Utilities Engineering
- Website Development

1800 Eller Drive
Suite 600
Fort Lauderdale, FL 33316
Tel: 954.921.7781
Fax: 954.921.8807

www.cgasolutions.com

| <i>Area</i> | <i>Control Elevation</i> | <i>Crown of Road</i> |
|----------------------------------|--------------------------------|--------------------------------|
| Bonaventure Dev. District | | |
| WLWCD | 4.5 ft, NGVD (3.0 ft, NAVD) | 6.8 ft, NGVD (5.3 ft, NAVD) |

The Broward County Plate WM 2.3 - 2070 Future Conditions Average Wet Season Groundwater Elevation Map shows the area with an elevation of 3.0 ft, NAVD, which is consistent with the control elevation provided in the city's code. The most stringent criteria will be required. If the elevations vary by the time that the project moves forward, then the most stringent condition will apply.

The information in the Drainage Analysis that you provided with the LOS request is consistent with the information stated above.

In addition, the city recommends a pre-application meeting with SFWMD be completed in the early stages of the proposed project so that the applicant confirms with SFWMD if a permit modification will be accepted or if the proposed project will require a new permit. Also, SFWMD will confirm the permissible methodology for the proposed onsite stormwater management system (SWMS) which will aid in the overall design of the project.

The City of Weston has a Development Review Committee (DRC) process for new projects and at that time a drainage report with its corresponding paving, grading, and drainage plans and details, among other items, are required for review and approval to confirm that the proposed development meets the current city, county, and state requirements. After the project has been approved at DRC, the applicant will submit for a city Engineering Permit. At that time, a copy of the SFWMD permit is required.

Also, the following information was provided in the LOS: *For calculation purposes, the proposed project is at this time planned for a +/- 384 units of residential use.* However, the maximum allowable units, building square footage, pervious area, and impervious areas must meet the requirements set forth in the city's code and the SFWMD permit. These items will be reviewed during the DRC process. Please note that in the future, the city's codes and regulations may change, and it is the applicant's responsibility to confirm site development requirements at that time.

If you have any questions or require additional information, please do not hesitate to contact me at 305.450.2971 or at hhenderson@cgasolutions.com.

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

Heidi Henderson

Heidi Belle Henderson, P.E.

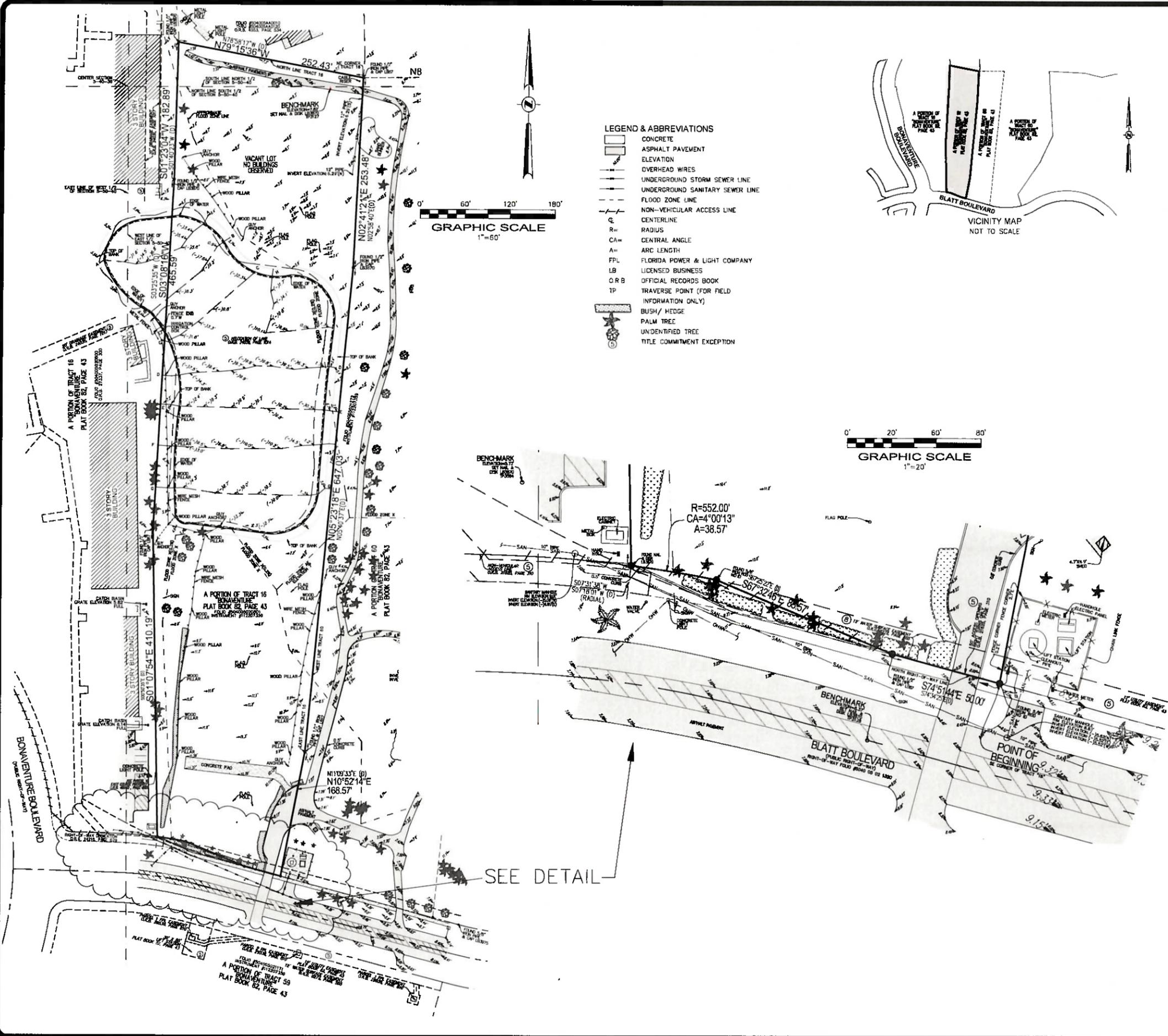
Project Manager | Engineering Department

on behalf of the City of Weston Public Works Department



Cc: Reddy Chitepu, P.E., Director of Public Works
Jose Casio, Public Works Engineer
Bryan Williams, Permits Engineer

APPENDIX I



LEGAL DESCRIPTION

PARCEL 1
 A PORTION OF TRACT 16, "BONAVENTURE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 16; THENCE NORTH 11°09'33" EAST FOR 168.57 FEET, THENCE NORTH 05°40'37" EAST FOR 647.03 FEET, THENCE NORTH 02°58'40" EAST FOR 253.48 FEET, THENCE NORTH 78°58'17" WEST FOR 232.43 FEET, SAID LAST 4 COURSES BEING CONCORDANT WITH THE BOUNDARY LINE OF TRACT 16; THENCE SOUTH 01°40'23" WEST FOR 182.89 FEET, THENCE SOUTH 03°25'35" WEST FOR 465.59 FEET, THENCE SOUTH 00°50'35" EAST FOR 410.19 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTH FROM WHICH A LINE BEARS SOUTH 07°48'01" WEST TO THE RADIIUS POINT, THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 552.00 FEET AND A CENTRAL ANGLE OF 04°00'13" FOR AN ARC DISTANCE OF 38.57 FEET, THENCE RUN SOUTH 87°15'27" EAST FOR 85.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BLATT BOULEVARD; THENCE RUN SOUTH 74°34'25" EAST FOR 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2
 TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR DRAINAGE FOR THE BENEFIT OF PARCEL 1 OVER A PORTION TO BE DETERMINED OF TRACT 60, "BONAVENTURE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF WESTON, BROWARD COUNTY, FLORIDA AND CONTAINING 241,675 SQUARE FEET (5.505 ACRES), MORE OR LESS.

NOTES

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2499; ELEVATION: 6.749 FEET AND #2485, ELEVATION 7.117 FEET.
3. FLOOD ZONE: AC/2/X/10/20K, BASE FLOOD ELEVATION: 7 FEET/NONE/NONE; PANEL #1201100530H, COMMUNITY #120678; MAP DATE: 8/16/14.
4. THIS SITE LIES IN SECTION 5, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE NORTH RIGHT-OF-WAY LINE OF THE BLATT BOULEVARD BEING 574°51'44".
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07' THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
8. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER HM-CG GOLF DRIVING RANGE-1, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED MAY 6, 2024 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT:
 - ITEM 1: 2, 3, & 4. STANDARD EXCEPTIONS, NOT ADDRESSED.
 - ITEM 5: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 82, PAGE 43, AND AGREEMENT IN O.R.B. 21625, PAGE 310, APPLY TO THIS SITE AS DEPICTED HEREON.
 - ITEM 6: DECREE IN O.R.B. 3935, PAGE 256, AS AFFECTED BY HOUSE BILL NO. 845 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 7: SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY EASEMENT O.R.B. 6195, PAGE 993, AS ASSIGNED BY ASSIGNMENT OF EASEMENTS IN O.R.B. 8410, PAGE 539, TOGETHER WITH BILL OF SALE IN O.R.B. 8410, PAGE 541, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 8: BONAVENTURE STORM WATER SURFACE EASEMENT IN O.R.B. 6272, PAGE 555, APPLIES TO THIS SITE AS DEPICTED HEREON.
 - ITEM 9: EASEMENT IN O.R.B. 24036, PAGE 998, AS AFFECTED BY THAT AMENDMENT IN O.R.B. 27337, PAGE 279, AND PURPORTEDLY TERMINATED IN O.R.B. 24785, PAGE 973 DOES NOT APPLY TO THIS SITE.
 - ITEM 10: TERMS AND CONDITIONS IN CART PATH EASEMENT IN O.R.B. 28400, PAGE 56 APPLY TO PARCEL 2 BUT CANNOT BE SHOWN.
 - ITEM 11: DECLARATION OF RESTRICTIVE COVENANT IN O.R.B. 49783, PAGE 1200, AS AMENDED IN INSTRUMENT #119487008 APPLIES TO PARCEL 2 BUT CANNOT BE PLOTTED.
 - ITEM 12: TERMS AND PROVISIONS OF ENVIRONMENTAL RESOURCE PERMIT IN O.R.B. 50676, PAGE 246 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
9. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
10. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA ORIS WEBSITE.
11. GROSS AREA = 249,227 SQUARE FEET (5.722 ACRES); NET AREA = 241,675 SQUARE FEET (5.505 ACRES).

CERTIFICATION

TO WESTON HOTEL MANAGEMENT 18, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CG GOLF VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; SEYMOUR N. SINGER, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7/9/24.

DATE OF PLAT OR MAP: 7/9/24

[Signature]
 JOHN P. JUDGE, PROFESSIONAL SURVEYOR AND MAPPER L52691
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER L56274
 MICHAEL M. MURPHY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
 STATE OF FLORIDA

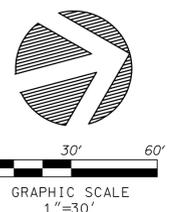
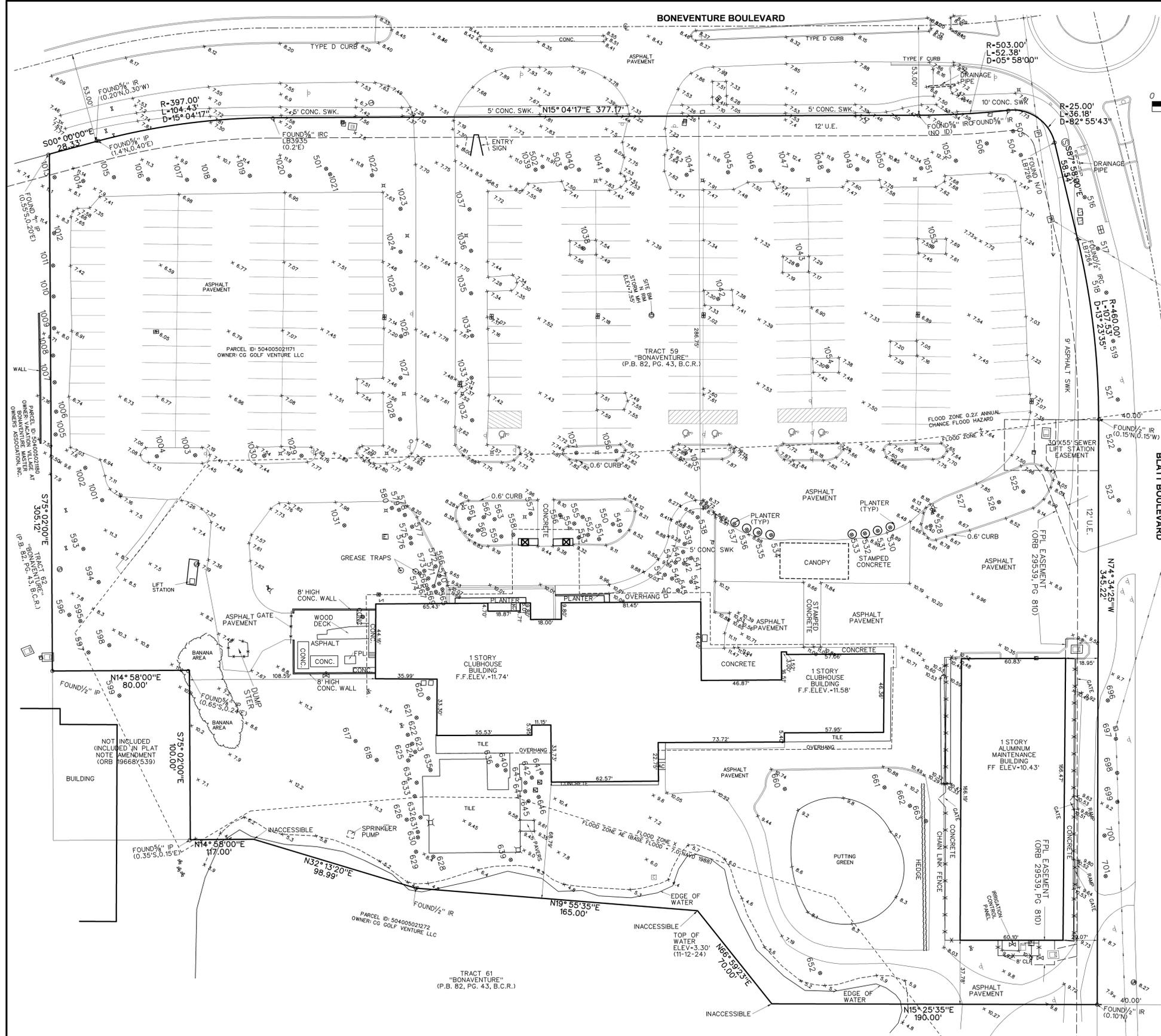
| NO. | REVISIONS | BY |
|-----|----------------------------|------|
| 1 | | |
| 2 | ISSUE SURVEY - 7/9/24 | J.P. |
| 3 | RECORD INSTRUMENT 10/12/24 | J.P. |
| 4 | RECORD INSTRUMENT 10/23/24 | J.P. |

BONAVENTURE DRIVING RANGE
 BONAVENTURE BOULEVARD & BLATT BOULEVARD
 WESTON, FLORIDA 33326
 (CITY OF WESTON, BROWARD COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY
 ALTA/NSPS LAND TITLE SURVEY**

PLS
PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE (954) 572-1777
 FAX (954) 572-1778
 E-MAIL: surveys@pulicedsurveyors.com
 www.pulicedsurveyors.com
 WEBSITE: www.pulicedsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: R.V. SCALE: 1" = 60'
 CHECKED BY: J.F.P. SURVEY DATE: 7/9/24 CLIENT: H & M DEVELOPMENT, LLC
 ORDER NO: 73043



LEGAL DESCRIPTION
 TRACT 59, LESS THE EASTERLY 100 FEET OF THE SOUTH 80 FEET THEREOF, "BONAVENTURE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, AT PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES
 1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. TITLE INFORMATION IS LISTED ON THIS SHEET.
 3. ALL ELEVATIONS ARE BASED ON NAVD 1988. BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 2494.
 4. X-CUT IN NORTH RIM OF SOUTHERN BELL MANHOLE.
 5. 58' WEST OF BONAVENTURE BOULEVARD AND 166' SOUTH OF SADDLE CLUB ROAD. ELEVATION = 6.966', N.G.V.D. 1929. N.A.V.D. VALUE + 1.54' - N.G.V.D. 1929 VALUE.
 6. SITE HAS DIRECT ACCESS TO BONAVENTURE BOULEVARD AND BLATTI BOULEVARD, BOTH PUBLIC RIGHTS-OF-WAY AND CONTAINS 219 REGULAR AND 5 HANDICAP PARKING SPACES.
 7. BEARINGS ARE BASED ON THE RECORD PLAT.
 8. SAID LANDS SITUATE IN THE CITY OF WESTON, BROWARD COUNTY, FLORIDA, AND CONTAIN 6.399 ACRES, MORE OR LESS.
 9. FLOOD INFORMATION
 A. COMMUNITY NUMBER: 120678
 B. PANEL: 1201C0530J
 C. DATE: JULY 31, 2024
 D. ZONE: X AND 0.2% ANNUAL CHANCE FLOOD HAZARD AND AE (BASE FLOOD ELEV 7.0' NAVD 1988)

TREE LIST

- 501 SABAL 18"
- 502 SABAL 18"
- 503 SABAL 2X18"
- 504 BISMARK PALM 18"
- 505 BISMARK PALM 18"
- 506 BISMARK PALM 18"
- 507 FORETAIL 12"
- 517 FOXTAIL 12"
- 518 FOXTAIL 12"
- 519 ROYAL PALM 12"
- 521 ROYAL PALM 12"
- 522 ROYAL PALM 12"
- 523 ROYAL PALM 12"
- 525 ROPELLINI PALM 3X4"
- 526 ROPELLINI PALM 3X4"
- 527 ROPELLINI PALM 2X4"
- 528 ROPELLINI PALM 4"
- 530 FOXTAIL 10"
- 531 FOXTAIL 10"
- 532 FOXTAIL 10"
- 533 FOXTAIL 10"
- 534 FOXTAIL 10"
- 535 FOXTAIL 10"
- 536 FOXTAIL 10"
- 537 FOXTAIL 10"
- 538 COCONUT 10"
- 539 ROPELLINI PALM 4"
- 540 ROPELLINI PALM 2X4"
- 541 ROPELLINI PALM 4"
- 542 ROPELLINI PALM 4"
- 543 ROPELLINI PALM 2X4"
- 544 TRAVELLER PALM CLSTR 60"
- 545 THATCH PALM 10"
- 546 THATCH PALM 10"
- 547 THATCH PALM 10"
- 549 ROPELLINI PALM 2X4"
- 550 ROPELLINI PALM 2X4"
- 551 ROPELLINI PALM 2X4"
- 552 ROPELLINI PALM 4"
- 553 ROPELLINI PALM 3X4"
- 554 ROPELLINI PALM 2X4"
- 555 ROPELLINI PALM 2X4"
- 556 DATE PALM 12"
- 557 DATE PALM 12"
- 558 ROPELLINI PALM 3X4"
- 559 ROPELLINI PALM 2X4"
- 560 ROPELLINI PALM 4"
- 561 ROPELLINI PALM 4"
- 562 THATCH PALM 10"
- 563 THATCH PALM 10"
- 564 THATCH PALM 10"
- 566 THATCH PALM 10"
- 568 THATCH PALM 10"
- 569 ROPELLINI PALM 4"
- 570 ROPELLINI PALM 2X4"
- 571 TRAVELLER PALM CLSTR 24"
- 572 THATCH PALM 10"
- 573 THATCH PALM 10"
- 574 THATCH PALM 10"
- 575 THATCH PALM 10"
- 576 SABAL 10"
- 577 ROPELLINI PALM 4"
- 578 ROPELLINI PALM 2X4"
- 579 ROPELLINI PALM 4"
- 580 ROPELLINI PALM 2X4"
- 593 OAK 6"
- 594 FIGUS 10"
- 595 UNKNOWN TREE 10"
- 596 SABAL 10"
- 598 UNKNOWN TREE 6"
- 599 OAK 12"
- 617 BISMARK PALM 10"
- 618 SABA 12"
- 620 JAPANESE FERN 10"
- 621 TRAVELLER PALM CLSTR 72"
- 622 PALM 4X4"
- 623 INDIAN ALMOND 3X6"
- 624 PALM 1X4"
- 625 INDIAN ALMOND 4X6"
- 626 COCONUT 6"
- 628 COCONUT 10"
- 629 COCONUT 10"
- 631 ROPELLINI PALM 6"
- 632 PALM 8"
- 633 ROPELLINI PALM 4"
- 634 ARECA 36"
- 635 PALM 3X8"
- 636 PALM 8"
- 639 ROYAL POINCIANA 24"
- 640 PALM 8"
- 641 TRAVELLER PALM CLSTR 72"
- 642 ROPELLINI PALM 6"
- 643 SABA 12"
- 644 SABAL 12"
- 645 SABAL 12"
- 646 SABA 12"
- 652 THATCH PALM 10"
- 660 QUEEN PALM 12"
- 661 QUEEN PALM 12"
- 662 QUEEN PALM 12"
- 696 BOTTLEBRUSH 24"
- 697 BOTTLEBRUSH 16"
- 698 PALM 3X4"
- 699 PALM 3X4"
- 700 BOTTLEBRUSH 24"
- 701 BOTTLEBRUSH 18"
- 1001 BOTTLEBRUSH 16"
- 1002 BOTTLEBRUSH 24"
- 1003 BLACK OLIVE 16"
- 1004 BLACK OLIVE 16"
- 1005 BANYAN 58"
- 1006 BANYAN 108"
- 1007 BANYAN 30"

ABBREVIATIONS

- A ARC
- ALUM ALUMINUM
- ASPH ASPHALT
- C.B.S. CALCULATED
- C&G CONCRETE BLOCK STRUCTURE
- C&G CURB & GUTTER
- C.L.F. CHAIN LINK FENCE
- CONC. CONCRETE
- CONV. CORNER
- D. DELTA (CENTRAL ANGLE)
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- ESMT EASEMENT
- F.F. FINISHED FLOOR
- GARAGE GARAGE
- HC HANDICAP
- I.R. IRON ROD
- I.R. & CAP IRON ROD AND CAP
- L.B. LICENSED BUSINESS
- L.S. LICENSED SURVEYOR
- M.M. MONUMENT
- M.T.E. MASS TRANSIT EASEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- P.A.V. PLAT BOOK
- P.M.T. PLAT BOOK
- P.C. BROWARD COUNTY RECORDS
- P.G. PAGE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- SWK. SIDEWALK
- U.E. UTILITY EASEMENT
- W.F. WOOD FENCE

LEGEND

- FPL TRANSFORMER
- CABLE TV BOX
- CLEAN-OUT
- CONCRETE UTILITY POLE
- GUY ANCHOR WIRE
- WOOD UTILITY POLE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- BELL SOUTH BOX
- BELL SOUTH RISER
- BELL SOUTH MANHOLE
- WATER VALVE COVER
- FIRE HYDRANT
- WOOD UTILITY POLE
- FIRE CONNECTION
- BACK FLOW PREVENTER
- DRAINAGE MANHOLE
- CATCH BASIN
- WATER METER
- ELECTRIC HAND HOLE
- TREE
- ELEVATION
- IRRIGATION VALVE
- GAS VALVE
- SIGN
- OVERHEAD UTILITY LINE

TITLE INFORMATION

TITLE COMMITMENT HM-CG GOLF CLUBHOUSE-I
 PREPARED BY CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT DATE: AUGUST 9, 2024 AT 11:00 PM

| NO | BOOK, PAGE | DESCRIPTION | APPLIES? | PLOTTED? |
|----|---------------------|------------------------|----------|----------|
| 5 | P.B. 82, PG. 43 | PLAT | YES | YES |
| 5 | ORB 19668, PG. 539 | PLAT NOTE AMENDMENT | YES | YES |
| 6 | ORB 3935, PG. 256 | W. LAUD. WCD | YES | NO |
| 7 | ORB 6272, PG. 555 | STORMWATER EASEMENT | YES | NO |
| 8 | ORB 1919, PG. 635 | SOUTHERN BELL EASEMENT | YES | NO |
| 8 | ORB 9410, PG. 539 | ASSIGNMENT | YES | NO |
| 8 | ORB 9410, PG. 541 | BILL OF SALE | YES | NO |
| 9 | ORB 8030, PG. 242 | FPL EASEMENT | NO | NO |
| 9 | ORB 9621, PG. 687 | PARTIAL RELEASE | NO | NO |
| 10 | ORB 6080, PG. 635 | EASEMENT | NO | NO |
| 12 | ORB 26400, PG. 56 | CART PATH EASEMENT | NO | NO |
| 16 | ORB 29539, PG. 810 | FPL EASEMENT | YES | YES |
| 19 | ORB 49783, PG. 1200 | DECLARATION OF RES COV | YES | NO |
| 19 | INST 119487006 | AMENDMENT | YES | NO |
| 19 | INST 11933684 | F INST JUDGEMENT | YES | NO |
| 22 | ORB 6788, PG. 631 | RESERVATIONS | NO | NO |
| 25 | ORB 10274, PG. 24 | R/W EASEMENT | NO | NO |
| 26 | ORB 19668, PG 564 | PLAT NOTE AMENDMENT | NO | NO |

TREE LIST (CONTINUED)

- 1008 BANYAN 20"
- 1009 BANYAN 36"
- 1010 BANYAN 32"
- 1011 BANYAN 60"
- 1012 BANYAN 24"
- 1013 BANYAN 60"
- 1014 BANYAN 32"
- 1015 BANYAN 42"
- 1016 BANYAN 42"
- 1017 BANYAN 42"
- 1018 BANYAN 40"
- 1019 BANYAN 32"
- 1020 BANYAN 15"
- 1021 BANYAN 42"
- 1022 BANYAN 45"
- 1023 ROYAL PALM 15"
- 1024 ROYAL PALM 15"
- 1025 ROYAL PALM 18"
- 1026 ROYAL PALM 15"
- 1027 ROYAL PALM 18"
- 1028 ROYAL PALM 15"
- 1029 BLACK OLIVE 8"
- 1030 BLACK OLIVE 18"
- 1031 YELLOW TABEBUIA 24"
- 1032 ROYAL PALM 15"
- 1033 ROYAL PALM 18"
- 1034 ROYAL PALM 18"
- 1035 ROYAL PALM 15"
- 1036 ROYAL PALM 15"
- 1037 ROYAL PALM 15"
- 1038 BLACK OLIVE 10"
- 1039 BANYAN 26"
- 1040 BANYAN 24"
- 1041 BANYAN 24"
- 1042 BLACK OLIVE 12"
- 1043 BLACK OLIVE 10"
- 1044 BANYAN 26"
- 1045 BANYAN 18"
- 1046 BANYAN 30"
- 1047 BANYAN 30"
- 1048 BANYAN 26"
- 1049 BANYAN 18"
- 1050 BANYAN 12"
- 1051 BANYAN 30"
- 1052 BANYAN 40"
- 1053 BLACK OLIVE 6"
- 1054 BLACK OLIVE 10"

SURVEYOR'S CERTIFICATION

TO: (I) WESTON HOTEL MANAGEMENT 18 LLC, A FLORIDA LIMITED LIABILITY COMPANY; (II) CHICAGO TITLE INSURANCE COMPANY; (III) SEYMOUR N. SINGER, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 11A, 13, 14, 16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 18, 2024.
 DATE OF PLAT OR MAP: NOVEMBER 18, 2024.

JEFF S. HODAPP
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS51111

| NO. | DATE | BY | CK'D | REVISIONS: | FB/PG |
|-----|------|----|------|------------|-------|
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |

JOB NO. 22186-3
 SCALE 1"=30'
 DRAWN JSH
 CHECKED AJR
 SHEET 1 OF 1

PERIMETER SURVEYING & MAPPING
 947 Clint Moore Road
 Boca Raton, Florida, 33487
 Certificate of Authorization No. LB7264
 Tel: (561) 241-9988
 Fax: (561) 241-6182

**BONAVENTURE GOLF CLUBHOUSE
 ALTA/NSPS LAND TITLE SURVEY**

APPENDIX II

LEGAL DESCRIPTION – PARCEL 1

A PORTION OF TRACT 16, "BONAVENTURE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 16; THENCE NORTH 11°09'33" EAST FOR 168.57 FEET; THENCE NORTH 05°40'37" EAST FOR 647.03 FEET; THENCE NORTH 02°58'40" EAST FOR 253.48 FEET; THENCE NORTH 73°53'17" WEST FOR 252.43 FEET, SAID LAST 4 COURSES BEING COINCIDENT WITH THE BOUNDARY LINE OF TRACT 16; THENCE SOUTH 01°40'23" WEST FOR 182.89 FEET; THENCE SOUTH 03°25'35" WEST FOR 465.59 FEET THENCE SOUTH 00°50'35" EAST FOR 410.19 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTH FROM WHICH A LINE BEARS SOUTH 07°48'01" WEST TO THE RADIUS POINT; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 552.00 FEET AND A CENTRAL ANGLE OF 04°00'13" FOR AN ARC DISTANCE OF 38.57 FEET; THENCE RUN SOUTH 67°15'27" EAST FOR 85.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BLATT BOULEVARD; THENCE RUN SOUTH 74°34'25" EAST FOR 50.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF WESTON, BROWARD COUNTY, FLORIDA AND CONTAINING 241,675 SQUARE FEET (5.5048 ACRES), MORE OR LESS.

LEGAL DESCRIPTION – PARCEL 2

TRACT 59, LESS THE EASTERLY 100 FEET OF THE SOUTH 80 FEET THEREOF, "BONAVENTURE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, AT PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF WESTON, BROWARD COUNTY, FLORIDA AND CONTAINING 6.399 ACRES, MORE OR LESS.

APPENDIX III

respect that is given to protecting the passive park environment and creating and maintaining parks and recreation.

EXISTING CONDITIONS AND DATA

The City of Weston has an impressive inventory of both public and private parks, recreational areas, and open spaces. Almost 240 acres of public playing fields, basketball courts, roller hockey rinks, playgrounds, picnic areas, nature trails, archaeological sites, and a skate park are currently available for the use and enjoyment of residents and visitors alike. Markham Park, a 667-acre regional park owned and operated by Broward County, is also located in close proximity to the City of Weston.

Additionally, the Indian Trace Development District, a dependent district of the City of Weston, has restored 2,315 acres of wetland preserves. The homes and businesses in Weston were allowed to be built on the condition that these wetland preserves were constructed and maintained. Construction began in 1988 and was completed in 2001. The maintenance will continue in perpetuity. Along with the wetland preserves, the City of Weston has 1,877 acres of lakes and canals which are also carefully maintained by the City of Weston.

The City of Weston is quite unique in the number and variety of private recreational areas that are available to many of its residents. There are nearly 50 private sites comprising more than 200 acres located throughout the City of Weston including a 36-hole golf course and an 18-hole golf course.

Additionally, the City of Weston has over 26 miles of dedicated bike lanes, making it one of the premier areas in South Florida in which to bike. Bike lanes are a portion of the roadway which has been designated by striping and pavement markings, for the use of bicycles. The City of Weston also has paved shoulders and off-street shared use paths which can be used by bicyclists. Over 90% of the City's arterials have either a bike lane or a paved shoulder. The City of Weston has provided an interconnected system of safe bike lanes, multipurpose paths, and shaded sidewalks for pedestrian travel throughout the City of Weston.

Existing Recreation and Open Space Resources Inventory

An inventory of the City of Weston's parks and open space is provided in Table 5A. The inventory shows that the City of Weston currently has 1,931 acres of parks and open space. Map 5.1 illustrates the locations of the City's parks.

Types of Recreation Facilities

There are several methods for categorizing parks and open space. For the purposes of this element, the following definitions are provided:

Activity-Based: Parks with features such as baseball fields, basketball courts, football fields, roller hockey rinks, soccer fields, etc.

Resource-Based: Parks with features such as picnic areas, shelters, walkways, trails, or boardwalks oriented toward unique natural features.

Neighborhood Park: A park having up to 10 acres designed to serve the recreational needs of the population living in the immediate residential area. Neighborhood parks may include recreational activities such as field games, court games, playground apparatus, walking, jogging, picnicking, etc.

Community Park: A park having more than 10 acres designed to serve the recreational needs of several neighborhoods. Community parks may include recreational activities such as field games, court games, playground apparatus, walking, jogging, picnicking, etc.

Regional Park: A park having more than 100 acres intended to serve the recreational needs of the population of the entire City of Weston. A regional park may include active facilities, passive facilities, or a combination of the two.

Open Space: Lands such as conservation areas, natural preserves, and wetlands set aside for preservation and are protected by local, state, or federal law.

Sites and Facilities Ownership

The City of Weston owns all the property listed in Table 5A. The privately owned facilities previously mentioned are also a very important part of the City's recreation resources. These areas, along with Markham Park, supplement city-owned facilities and provide additional diversity. It must be recognized that these areas contribute significantly to the level of available recreational opportunities for City of Weston residents.

Specific Recreation Sites and Facilities

Country Isles Park: A passive 4.2-acre neighborhood park located at 2260 Country Isles Road. Facilities include a gazebo with benches, an exercise path, and a covered playground area.

Eagle Point Park: An active 7.0-acre neighborhood park located at 18691 North Lake Boulevard, adjacent to Eagle Point Elementary School. Facilities include 2 baseball fields, a covered playground area, an exercise path, a sand volleyball court, open play area, and a lakefront passive area.

Emerald Estates Park: An active 5.0-acre neighborhood park located at 16400 Emerald Park Circle. Facilities include 1 covered playground, 2 tennis courts, 1 basketball court, 2 picnic shelters with tables and grills, 1 exercise path, and restrooms.

Gator Run Park: A passive 7.0-acre neighborhood park located at 1101 Park Road, adjacent to Gator Run Elementary School. Facilities include 1 covered playground, 3 small picnic shelters, lighted walkways, and an exercise path.

Heron Park: An active 5.3-acre neighborhood park located at 2300 Country Isles Road, adjacent to Country Isles Elementary School. Facilities include 2 baseball fields and 1 football/soccer field.

Indian Trace Park: An active 5.0-acre neighborhood park located at 400 Indian Trace, adjacent to Indian Trace Elementary School. Facilities include 1 playground, 4 basketball courts, 1 baseball field, and 1 football/soccer field.

Library Park: This is a 5.0-acre passive "reading" park located adjacent to the Weston Branch Library at 4255 Bonaventure Boulevard. Facilities include 3 gazebos, a unique water fountain with informational signage on Florida authors, pathways, seating, and open areas.

Peace Mound Park: A passive 8.2-acre waterfront neighborhood park with lush landscaping located at 1300 Three Village Road. Facilities include 1 playground, 1 lighted exercise path, 1

fishing dock with wooden bridge, and 2 small picnic shelters with tables. This park is the site of a Tequesta Indian burial mound with archaeological exhibits and features included in its design.

Regional Park at Weston: A 102.0-acre active regional park with extensive athletic facilities located at 20200 Saddle Club Road. The park opened in 2000 and cost over \$15 million to construct. Facilities include 8 baseball/softball fields, 8 football/soccer fields, 8 basketball courts, 3 4 full size roller hockey rinks, 2 covered playgrounds, 3 sand volleyball courts, 4 soccer rings with turf, a skate park, an event stage, 5 concessions stands with restrooms, 3 picnic shelters with tables and grills, an exercise trail measuring 1.4 miles, and a covered event stage. This park is also home to the West Broward Family YMCA, which contains an Olympic size swimming pool, as well as the Weston Community Center, a 7,376 sq. ft. facility providing activity and meeting rooms. Weston Regional Park also offers a skate park for in-line skaters and skateboarders.

Tequesta Trace Park: An active 42.0-acre community park located at 600 Indian Trace. Facilities include 4 baseball/softball fields, 3 football/soccer fields (one with stadium seating), 1 roller hockey rink, 1 covered playground area, 1 nature trail/boardwalk, concessions stand with restrooms, and an administration/maintenance building.

Town Center Park: A passive 6.0-acre linear waterfront park located at 1900 Bell Tower Lane, along the south end of the Weston Town Center shopping plaza. Facilities include a lighted waterfront walkway, benches, and an outdoor amphitheater band shell.

Vista Park: An active 30.0-acre community park located at 18800 Vista Park Boulevard, adjacent to Cypress Bay High School. Facilities include 4 baseball/softball fields, 4 football/soccer fields, 2 concessions with restrooms, 2 picnic shelters, and a covered playground.

Weston Tennis Center: A 7.0-acre tennis complex located at 16451 Racquet Club Road. Facilities include 15 lighted hydroclay courts, 1 lighted hardcourt, and a clubhouse with pro shop and locker rooms. The City of Weston contracts with Cliff Drysdale Tennis Management to run the facility's day-to-day operations.

Windmill Ranch Park: An active 5.3-acre neighborhood park located at 2900 Bonaventure Boulevard, adjacent to Everglades Elementary School. Facilities include a covered playground area and 1 football/soccer field.

In addition to the aforementioned recreational facilities, Weston has four major wetlands preservation areas:

- A 280-acre resource-based conservation area west of South Post Road and south of the Weston Regional Park
- A 115-acre resource-based conservation area abutting U.S. 27 near SW 26th and SW 16th Streets
- A 110-acre resource-based conservation area abutting U.S. 27 near SW 26th and SW 16th Streets
- A 1,187-acre resource-based conservation area between the Savanna community and U.S. 27, the largest wetland mitigation project in the United States

RECREATION AND OPEN SPACE ANALYSIS AND NEEDS ASSESSMENT

The quantity and quality of a city's parks, landscaped areas, waterways, natural preserves, and open spaces play a major role in determining where one chooses to reside. In the years prior to the City of Weston's incorporation, the local developers and Broward County did a commendable job of meeting the demand for parks and recreation. The City's rapid growth, however, soon overburdened those activity-based facilities. In response, the City of Weston developed several new parks. The City of Weston now boasts an elaborate parks system complete with a Community Center, a Tennis Center, and a YMCA. While the City of Weston's population is not expected to increase at the same rate as it did during its first decade, the challenge for both the short and long term planning periods is to continue to provide and maintain these facilities at acceptable levels.

Current and Future Recreation Demand

With over 9,000 registrants with the Weston Sports Alliance, Weston is undeniably an active sports-oriented community with large numbers of participants in baseball, basketball, soccer, softball, football, lacrosse, and roller hockey leagues. A number of these athletic facilities are lighted for evening play.

In order to assess current demand, level of service standards must be determined. Local governments within Broward County are required to provide for a minimum of 3 acres of Community level parks for every 1,000 existing and projected permanent residents within their jurisdiction. As per the Broward County Land Use Plan, all park acreage that is owned by the municipality and zoned for open space use is considered a Community Park. Therefore, all of Weston's City-owned parks and wetland preserves may be used to meet the County's Community park requirement.

To meet the expectations of its residents, Weston has set its parks LOS standard at 6 acres per 1,000 population—twice that of the County's requirement. Individual athletic facilities (i.e., fields, courts) must also meet a minimum service standard. For the purposes of this element, the guidelines listed below have been used.

Parks and Open Space: 6 acres per 1,000 population

Baseball/Softball: 1 field per 5,000 population

Football/Soccer: 1 field per 6,000 population

Basketball: 1 court per 5,000 population

Tennis: 1 court per 5,000 population

Playground: 1 playground per 7,500 population

Volleyball: 1 court per 30,000 population

Tables 5B-5I illustrate how the existing inventory meets these levels of service standards based on the City's 2010 population of 65,333. Based upon the 6 acres/1,000 population standard, Weston currently exhibits a surplus of 1,539 acres of available park and open space.

Using population projections provided by the Planning and Development Management Division of the Broward County Environmental and Growth Management Department, these same tables provide a Level of Service analysis for parks and recreation facilities through 2035. The analysis shows the estimated demand for all facilities will easily be met for both the short and long term planning periods. Weston's park system is exemplary. Even if no additional park acreage is ever

developed, the City of Weston will continue to have sufficient park and open space for several decades.

TABLE 5A
Inventory of Municipal Parks and Recreation Facilities owned by City of Weston, 2016

| Park Name | Size (Acres) | Baseball/ Softball Fields | Basketball Courts | Football/ Soccer Fields | Parking | Picnic Area | Play-grounds | Rest-rooms | Roller Hockey Rinks | Tennis Courts | Volley-ball Courts |
|----------------------------|---------------|---------------------------|-------------------|-------------------------|---------|-------------|--------------|------------|---------------------|---------------|--------------------|
| Country Isles Park | 4.20 | | | | Yes | Yes | 1 | No | | | 0 |
| Eagle Point Park | 7.00 | 2 | 0 | | No* | Yes | 1 | No | | | 1 |
| Emerald Estates Park | 5.00 | | 1 | | Yes | Yes | 1 | Yes | | 2 | |
| Gator Run Park | 7.00 | | | | Yes | Yes | 1 | Yes | | | |
| Heron Park | 5.25 | 2 | | 1 | No* | No | | No | | | |
| Indian Trace Park | 5.00 | 1 | 4 | 1 | No* | No | 1 | No | | | |
| Library Park | 5.00 | | | | Yes | Yes | | Yes | | | |
| Peace Mound Park | 8.20 | | | | Yes | Yes | 1 | No | | | |
| Regional Park at Weston | 102.00 | 8 | 8 | 8 | Yes | Yes | 2 | Yes | 3 | | 3 |
| Tequesta Trace Park | 42.00 | 4 | | 3 | Yes | Yes | 1 | Yes | 1 | | |
| Town Center Park | 6.00 | | | | Yes | No | | Yes | | | |
| Vista Park | 30.00 | 4 | | 4 | Yes | Yes | 1 | Yes | | | |
| Weston Tennis Center | 7.00 | | | | Yes | No | | Yes | | 16 | |
| Wetland Preservation Areas | 1,692 | | | | No | No | | No | | | |
| Windmill Ranch Park | 5.30 | | | 1 | Yes | No | 1 | No | | | |
| TOTALS | 1931.0 | 21 | 13 | 18 | | | 11 | | 4 | 18 | 4 |

* Parking is supplied at adjacent school

Source: City of Weston Parks and Recreation Department

TABLE 5B: Level of Service Projections – Park and Open Space
Requirement: 6 acres/1,000 residents

| Year | Population | Available Park Acres | Estimated Demand | Surplus (+) / Deficit (-) |
|------|------------|----------------------|------------------|---------------------------|
| 2010 | 65,333 | 1,931 | 392 | + 1,539 |
| 2015 | 65,669 | 1,931 | 394 | + 1,537 |
| 2020 | 64,922 | 1,931 | 390 | + 1,541 |
| 2025 | 64,106 | 1,931 | 385 | + 1,546 |
| 2030 | 63,530 | 1,931 | 381 | + 1,550 |
| 2035 | 63,269 | 1,931 | 380 | + 1,551 |

Source: City of Weston Parks and Recreation Department (facilities); 2010 U.S. Census; Broward County Planning and Development Management Division (population projections)

TABLE 5C: Level of Service Projections – Baseball/Softball Fields
Requirement: 1 field/5,000 residents

| Year | Population | Available Baseball/Softball Fields | Estimated Demand | Surplus (+) / Deficit (-) |
|------|------------|------------------------------------|------------------|---------------------------|
| 2010 | 65,333 | 21 | 13 | + 8 |
| 2015 | 65,669 | 21 | 13 | + 8 |
| 2020 | 64,922 | 21 | 13 | + 8 |
| 2025 | 64,106 | 21 | 13 | + 8 |
| 2030 | 63,530 | 21 | 13 | + 8 |
| 2035 | 63,269 | 21 | 13 | + 8 |

Source: City of Weston Parks and Recreation Department (facilities); 2010 U.S. Census; Broward County Planning and Development Management Division (population projections)

TABLE 5D: Level of Service Projections – Basketball Courts
Requirement: 1 court/5,000 residents

| Year | Population | Available Basketball Courts | Estimated Demand | Surplus (+) / Deficit (-) |
|------|------------|-----------------------------|------------------|---------------------------|
| 2010 | 65,333 | 13 | 13 | 0 |
| 2015 | 65,669 | 13 | 13 | 0 |
| 2020 | 64,922 | 13 | 13 | 0 |
| 2025 | 64,106 | 13 | 13 | 0 |
| 2030 | 63,530 | 13 | 13 | 0 |
| 2035 | 63,269 | 13 | 13 | 0 |

Source: City of Weston Parks and Recreation Department (facilities); 2010 U.S. Census; Broward County Planning and Development Management Division (population projections)

TABLE 5E: Level of Service Projections – Football/Soccer Fields
Requirement: 1 field/6,000 residents

| Year | Population | Available Football/ Soccer Fields | Estimated Demand | Surplus (+) / Deficit (-) |
|------|------------|--------------------------------------|------------------|---------------------------|
| 2010 | 65,333 | 18 | 11 | + 7 |
| 2015 | 65,669 | 18 | 11 | + 7 |
| 2020 | 64,922 | 18 | 11 | + 7 |
| 2025 | 64,106 | 18 | 11 | + 7 |
| 2030 | 63,530 | 18 | 11 | + 7 |
| 2035 | 63,269 | 18 | 11 | + 7 |

Source: City of Weston Parks and Recreation Department (facilities); 2010 U.S. Census; Broward County Planning and Development Management Division (population projections)

TABLE 5F: Level of Service Projections – Playgrounds
Requirement: 1 playground/7,500 residents

| Year | Population | Available Playgrounds | Estimated Demand | Surplus (+) / Deficit (-) |
|------|------------|-----------------------|------------------|---------------------------|
| 2010 | 65,333 | 11 | 9 | + 2 |
| 2015 | 65,669 | 11 | 9 | + 2 |
| 2020 | 64,922 | 11 | 9 | + 2 |
| 2025 | 64,106 | 11 | 9 | + 2 |
| 2030 | 63,530 | 11 | 8 | + 3 |
| 2035 | 63,269 | 11 | 8 | + 3 |

Source: City of Weston Parks and Recreation Department (facilities); 2010 U.S. Census; Broward County Planning and Development Management Division (population projections)

TABLE 5G: Level of Service Projections – Tennis Courts
Requirement: 1 court/5,000 residents

| Year | Population | Available Tennis Courts | Estimated Demand | Surplus (+) / Deficit (-) |
|------|------------|----------------------------|------------------|---------------------------|
| 2010 | 65,333 | 18 | 13 | + 5 |
| 2015 | 65,669 | 18 | 13 | + 5 |
| 2020 | 64,922 | 18 | 13 | + 5 |
| 2025 | 64,106 | 18 | 13 | + 5 |
| 2030 | 63,530 | 18 | 13 | + 5 |
| 2035 | 63,269 | 18 | 13 | + 5 |

Source: City of Weston Parks and Recreation Department (facilities); 2010 U.S. Census; Broward County Planning and Development Management Division (population projections)

TABLE 5H: Level of Service Projections – Volleyball Courts

Requirement: 1 court/30,000 residents

| Year | Population | Available Volleyball Courts | Estimated Demand | Surplus (+) / Deficit (-) |
|------|------------|-----------------------------|------------------|---------------------------|
| 2010 | 65,333 | 4 | 2 | + 2 |
| 2015 | 65,669 | 4 | 2 | + 2 |
| 2020 | 64,922 | 4 | 2 | + 2 |
| 2025 | 64,106 | 4 | 2 | + 2 |
| 2030 | 63,530 | 4 | 2 | + 2 |
| 2035 | 63,269 | 4 | 2 | + 2 |

Source: City of Weston Parks and Recreation Department (facilities); 2010 U.S. Census; Broward County Planning and Development Management Division (population projections)

APPENDIX IV

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE

SBBC-4000-2025

Folio #: 50400502080, 504005021171

Bonaventure 55+ and Clubhouse

March 21, 2025



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

| PROJECT INFORMATION | IMPACT OF PROPOSED CHANGE | PROPERTY INFORMATION |
|---|---|---|
| Date: March 21, 2025 | Units Permitted: 0 Units Proposed: 300 | Existing Land Use: Irregular Residential (5) |
| Name: Bonaventure 55+ and Clubhouse | NET CHANGE (UNITS): 300 | Proposed Land Use: Irregular Residential |
| SBBC Project Number: SBBC-4000-2025 | Students Permitted Proposed NET CHANGE | Current Zoning: Golf Course (CG) & MF |
| County Project Number: | Elem 0 8 8 | Proposed Zoning: PDD |
| Municipality Project Number: | Mid 0 4 4 | Section: 5 |
| Owner/Developer: CG Golf Venture LLC | High 0 7 7 | Township: 50 |
| Jurisdiction: Weston | Total 0 19 19 | Range: 40 |

SHORT RANGE - 5-YEAR IMPACT

| Currently Assigned Schools | Gross Capacity | LOS* Capacity | Benchmark** Enrollment | Over/Under LOS | Classroom Equivalent Needed to Meet LOS | % of LOS*** Capacity |
|----------------------------|----------------|---------------|------------------------|----------------|---|----------------------|
| Eagle Point Elementary | 1,304 | 1,304 | 1,186 | -118 | -6 | 91.0% |
| Tequesta Trace Middle | 1,432 | 1,500 | 1,310 | -190 | -8 | 87.3% |
| Western High | 3,764 | 3,764 | 3,560 | -204 | -8 | 94.6% |
| | | | | | | |
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| Currently Assigned Schools | Adjusted Benchmark | Over/Under LOS-Adj. Benchmark Enrollment | % LOS Capacity Adjusted Benchmark | Projected Enrollment | | | | |
|----------------------------|--------------------|--|-----------------------------------|----------------------|-------|-------|-------|-------|
| | | | | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 |
| Eagle Point Elementary | 1,194 | -157 | 88.4% | 1,174 | 1,164 | 1,154 | 1,148 | 1,134 |
| Tequesta Trace Middle | 1,314 | -186 | 87.6% | 1,294 | 1,279 | 1,263 | 1,252 | 1,235 |
| Western High | 3,590 | -164 | 95.4% | 3,567 | 3,552 | 3,535 | 3,512 | 3,506 |
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* See comments for additional Impacted Planning Area information

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

| School(s) | Description of Capacity Additions |
|------------------------|--|
| Eagle Point Elementary | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| Tequesta Trace Middle | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| Western High | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
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**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

| Capacity Additions for Planning Area 6 | |
|---|----------|
| School Level | Comments |
| Elementary | None |
| Middle | None |
| High | None |

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 13.35-acre site is generally located South of Blatt Blvd between Bonaventure Blvd and SW 160th Ave Weston Road in the City of Weston. The current land use designation for the site is Irregular Residential (5) and the current zoning designation is Golf Course (CG) & MF-3. The applicant proposes to change the land use designation to Irregular Residential (37.3) and the zoning designation to Planned Development (PDD) to allow 300 (two-bedroom or more) mid-rise residential units, which is anticipated to generate 19 additional (8 elementary, 4 middle, and 7 high) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEF 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2024/25 school year are Eagle Point Elementary, Tequesta Trace Middle, and Western High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2024/25 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2026/27 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2024-25 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "6". The elementary, middle, and high schools currently serving Planning Area "6" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "6" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-4000-2025

Reviewed By:

3/21/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE/REZONING

SBBC-4000-2025

County No: N/A

Folio #: 50400502080, 504005021171

Fortunal Real

September 5, 2025



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE/REZONING

| PROJECT INFORMATION | IMPACT OF PROPOSED CHANGE | PROPERTY INFORMATION |
|--|---|---|
| Date: September 5, 2025 | Units Permitted: 0 Units Proposed: 186 | Existing Land Use: Irregular Residential (5) |
| Name: Fortunal Real | NET CHANGE (UNITS): 186 | Proposed Land Use: Irregular Residential |
| SBBC Project Number: SBBC-4000-2025 | Students Permitted Proposed NET CHANGE | Current Zoning: Golf Course (CG) & MF |
| County Project Number: N/A | Elem 0 18 18 | Proposed Zoning: PDD |
| Municipality Project Number: PLN-25-00217 | Mid 0 10 10 | Section: 5 |
| Owner/Developer: CG Golf Venture | High 0 19 19 | Township: 50 |
| Jurisdiction: Weston | Total 0 47 47 | Range: 40 |

SHORT RANGE - 5-YEAR IMPACT

| Currently Assigned Schools | Gross Capacity | LOS* Capacity | Benchmark** Enrollment | Over/Under LOS | Classroom Equivalent Needed to Meet LOS | % of LOS*** Capacity |
|----------------------------|----------------|---------------|------------------------|----------------|---|----------------------|
| Eagle Point Elementary | 1,268 | 1,272 | 1,186 | -86 | -4 | 93.2% |
| Tequesta Trace Middle | 1,423 | 1,500 | 1,310 | -190 | -8 | 87.3% |
| Western High | 3,717 | 3,717 | 3,560 | -157 | -6 | 95.8% |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

| Currently Assigned Schools | Adjusted Benchmark | Over/Under LOS-Adj. Benchmark Enrollment | % LOS Capacity Adjusted Benchmark | Projected Enrollment | | | | |
|----------------------------|--------------------|--|-----------------------------------|----------------------|-------|-------|-------|-------|
| | | | | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 |
| Eagle Point Elementary | 1,186 | -86 | 93.2% | 1,174 | 1,164 | 1,154 | 1,148 | 1,134 |
| Tequesta Trace Middle | 1,310 | -190 | 87.3% | 1,294 | 1,279 | 1,263 | 1,252 | 1,235 |
| Western High | 3,560 | -157 | 95.8% | 3,567 | 3,552 | 3,535 | 3,512 | 3,506 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

* See comments for additional Impacted Planning Area information

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

| School(s) | Description of Capacity Additions |
|------------------------|--|
| Eagle Point Elementary | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| Tequesta Trace Middle | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| Western High | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
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**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

| Capacity Additions for Planning Area 6 | |
|---|----------|
| School Level | Comments |
| Elementary | None |
| Middle | None |
| High | None |

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 13.35-acre site is generally located south of Blatt Blvd between Bonaventure Blvd and SW 160th Ave (Weston Road) in the City of Weston. The current land use designation for the site is Irregular Residential (5), and the current zoning designation is Golf Course (CG) & MF-3. The applicant proposes to change the land use designation to Irregular Residential (28.74) and the zoning designation to Planned Development (PDD) to allow 384 garden apartment residential units, consisting of 198 age-restricted units and 186 non-age-restricted units. The non-age-restricted units are anticipated to generate 47 additional (18 elementary, 10 middle, and 19 high) students into Broward County Public Schools. In addition, there are 66 previously permitted but unbuilt units on the property that are reported by the applicant. Unless such approval can be documented, these units are not considered vested for public school concurrency purposes and would require concurrency review as part of any future development application.

A portion of the proposed units (198) are designated as age-restricted housing and therefore are not anticipated to generate students into Broward County Public Schools. Pursuant to Section 8.11(a)(3) of the Third Amended and Restated Interlocal Agreement, these units may be exempt from public school concurrency requirements, provided a Restrictive Covenant is recorded limiting permanent residents to 18 years and older. The remaining 186 non-age-restricted garden apartment units remain subject to concurrency review.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2025/26 to 2029/30). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Please be advised that this application was reviewed utilizing 2024/25 school year data because the current school year (2025/26) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count and the five-year student enrollment projections. Schools serving the amendment site in the 2024/25 school year are Eagle Point Elementary, Tequesta Trace Middle, and Western High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2024/25 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2026/27 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2025/26 to 2029/30. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. There are no charter schools located within a two-mile radius of the site in the 2024-25 school year.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2025/26 to 2029/30 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "6". The elementary, middle, and high schools currently serving Planning Area "6" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "6" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

PROJECT NUMBER: SBBC-4000-2025

9/5/2025

Date

Reviewed By:

Glennika D. Gordon

Signature

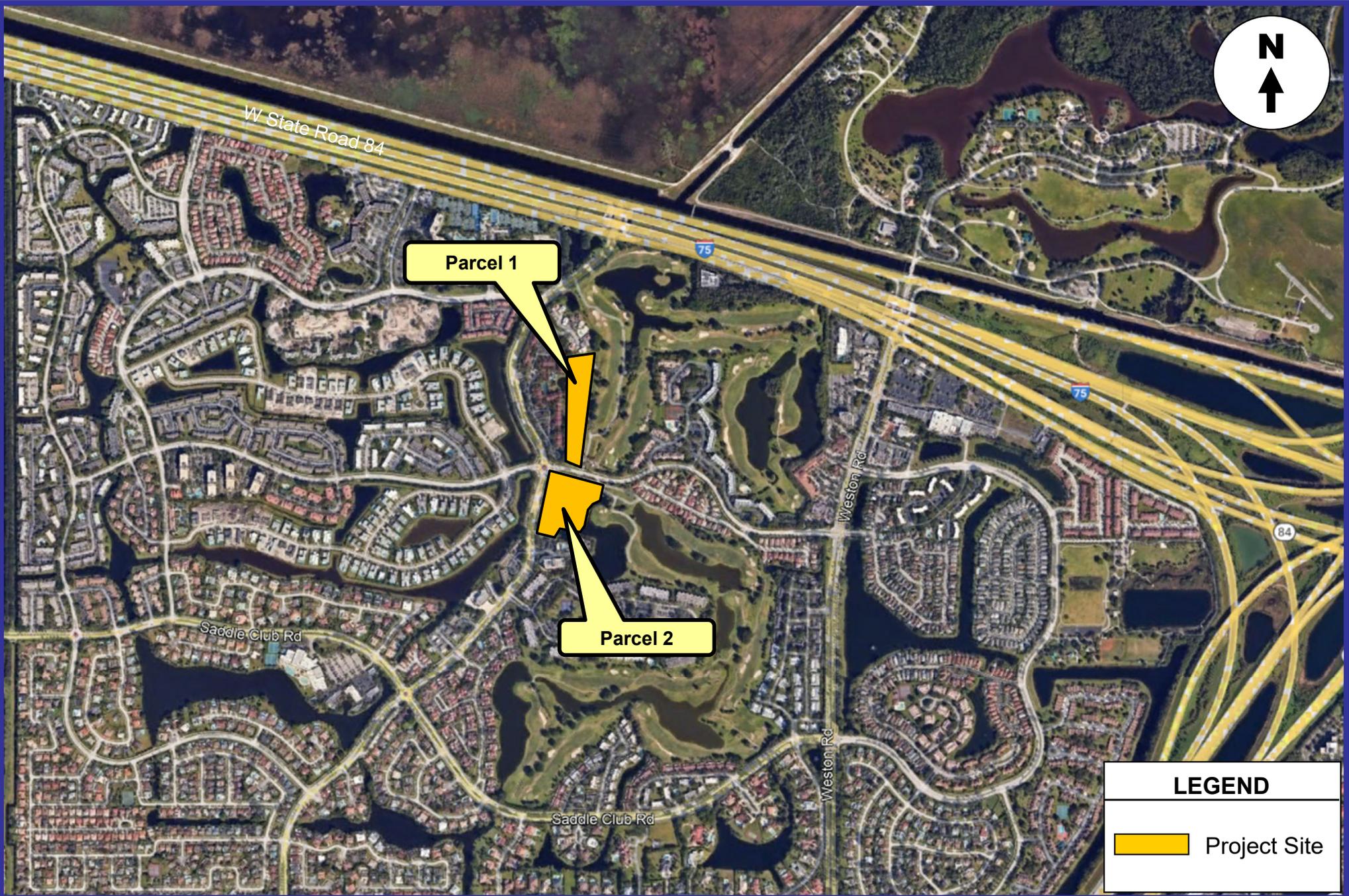
Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT A



ATTACHMENT B



ATTACHMENT C

Attachment C

The Place at Bonaventure – Land Use Plan Amendment (LUPA) Application

Broward MPO Traffic Volumes

APPENDIX B: East / West Roadways Capacity and Level of Service Analysis 2020 & 2045

| ID | E/W Roadway | Segment | 2020 | | | | | 2020 | | | | | 2045 | | | | | 2045 | | | | |
|-----|----------------|-----------------------|------|------------------|----------|------|-----|----------------------|----------|------|-----|------|------------------|----------|------|-----|----------------------|----------|------|-----|--|--|
| | | | Code | Daily Conditions | | | | Peak Hour Conditions | | | | Code | Daily Conditions | | | | Peak Hour Conditions | | | | | |
| | | | | AAADT | Capacity | V/C | LOS | Volume | Capacity | V/C | LOS | | Volume | Capacity | V/C | LOS | Volume | Capacity | V/C | LOS | | |
| 340 | Indian Trace | S of SR 84 | 422 | 18400 | 37810 r | 0.49 | C | 1748 | 3401 r | 0.51 | C | 422 | 27800 | 37810 r | 0.74 | C | 2641 | 3401 r | 0.78 | C | | |
| 342 | Indian Trace | S of Saddle Club Rd | 422 | 8800 | 37810 r | 0.23 | C | 836 | 3401 r | 0.25 | C | 422 | 17800 | 37810 r | 0.47 | C | 1691 | 3401 r | 0.50 | C | | |
| 344 | Indian Trace | E of Bonaventure Blvd | 422 | 14600 | 37810 r | 0.39 | C | 1387 | 3401 r | 0.41 | C | 422 | 20400 | 37810 r | 0.54 | C | 1938 | 3401 r | 0.57 | C | | |
| 346 | Indian Trace | E of Weston Rd | 274 | 11100 | 15930 r | 0.70 | C | 1055 | 1440 r | 0.73 | C | 274 | 10900 | 15930 r | 0.68 | C | 1036 | 1440 r | 0.72 | C | | |
| 358 | Saddle Club Rd | E of Indian Trace | 464 | 6500 | 29160 r | 0.22 | C | 618 | 2628 r | 0.23 | C | 464 | 6800 | 29160 r | 0.23 | C | 646 | 2628 r | 0.25 | C | | |
| 360 | Saddle Club Rd | E of Bonaventure Blvd | 464 | 5600 | 29160 r | 0.19 | C | 532 | 2628 r | 0.20 | C | 464 | 7700 | 29160 r | 0.26 | C | 732 | 2628 r | 0.28 | C | | |
| 364 | SR 84 | E of Glades Pkwy | 423 | 17300 | 47760 r | 0.36 | C | 1644 | 4296 r | 0.38 | C | 423 | 17400 | 47760 r | 0.36 | C | 1653 | 4296 r | 0.38 | C | | |
| 366 | SR 84 | E of Indian Trace | 423 | 16700 | 47760 r | 0.35 | C | 1587 | 4296 r | 0.37 | C | 423 | 13400 | 47760 r | 0.28 | C | 1273 | 4296 r | 0.30 | C | | |
| 368 | SR 84 | E of Bonaventure Blvd | 423 | 16300 | 47760 r | 0.34 | C | 1549 | 4296 r | 0.36 | C | 423 | 24200 | 47760 r | 0.51 | C | 2299 | 4296 r | 0.53 | C | | |
| 370 | SR 84 | E of Weston Rd | 423 | 18500 | 47760 r | 0.39 | C | 1758 | 4296 r | 0.41 | C | 423 | 33300 | 47760 r | 0.70 | C | 3164 | 4296 r | 0.74 | C | | |

APPENDIX C: North / South Roadways Capacity and Level of Service Analysis 2020 & 2045

| ID | N/S Roadway | Segment | 2020 | | | | | | | | 2045 | | | | | | | | | | | | | |
|----|------------------|----------------------|-------------|------------------|----------|-----|------|----------------------|----------|------|------|-------------|------------------|----------|-------|-------|----------------------|----------|-----|------|------|---|------|---|
| | | | Design Code | Daily Conditions | | | | Peak Hour Conditions | | | | Design Code | Daily Conditions | | | | Peak Hour Conditions | | | | | | | |
| | | | | AADT | Capacity | V/C | LOS | Volume | Capacity | V/C | LOS | | Volume | Capacity | V/C | LOS | Volume | Capacity | V/C | LOS | | | | |
| 35 | Bonaventure Blvd | N of Royal Palm Blvd | 422 | 11800 | 37810 | r | 0.31 | C | 1121 | 3401 | r | 0.33 | C | 422 | 21400 | 37810 | r | 0.57 | C | 2033 | 3401 | r | 0.60 | C |
| 37 | Bonaventure Blvd | N of Indian Trace | 422 | 7800 | 37810 | r | 0.21 | C | 741 | 3401 | r | 0.22 | C | 422 | 13100 | 37810 | r | 0.35 | C | 1245 | 3401 | r | 0.37 | C |
| 39 | Bonaventure Blvd | N of Saddle Club Rd | 432 | 11300 | 32400 | r | 0.35 | C | 1074 | 2920 | r | 0.37 | C | 432 | 9500 | 32400 | r | 0.29 | C | 903 | 2920 | r | 0.31 | C |
| 69 | Weston Rd | N of Royal Palm Blvd | 422 | 23000 | 37810 | r | 0.61 | C | 2185 | 3401 | r | 0.64 | C | 422 | 34800 | 37810 | r | 0.92 | C | 3306 | 3401 | r | 0.97 | D |
| 71 | Weston Rd | N of Indian Trace | 422 | 19800 | 37810 | r | 0.52 | C | 1881 | 3401 | r | 0.55 | C | 422 | 27800 | 37810 | r | 0.74 | C | 2641 | 3401 | r | 0.78 | C |
| 73 | Weston Rd | N of Saddle Club Rd | 422 | 17100 | 37810 | r | 0.45 | C | 1625 | 3401 | r | 0.48 | C | 422 | 29400 | 37810 | r | 0.78 | C | 2793 | 3401 | r | 0.82 | C |

e - estimated traffic volumes; capacity - maximum LOS "D" service volume, not actual capacity; r - maximum LOS "D" service volume reduced by 5%